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BUREAU OF ADMINISTRATION
DEPARTMENT OF ENVIRONMENTAL CONTROL

DEBORAH C. STONE

DIRECTOR

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R05-14-A-101

January 22, 2014

**FY14 ARC Proposal
Electronic submission**

Environmental Management Support, Inc.
Attn: Mr. Don West
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910
Phone 301-589-5318

Subject: Coalition Brownfield Assessment Grant Application: Cook County, IL

Dear Mr. West:

Cook County, IL and Bellwood, Franklin Park, Forest Park, Maywood, Melrose Park, Northlake, and Schiller Park, in the Western suburbs of the county comprise a coalition and seek a \$600,000 (including \$153,914 for Petroleum, and \$446,086 for Hazardous Substance) US Environmental Protection Agency Brownfield Assessment Grant to perform environmental assessment at brownfield sites in these communities.

These older inner-ring suburbs face economic decline, low incomes and high unemployment, many vacant and abandoned brownfields, decline in municipal revenue, and health problems related to brownfields such as asthma and elevated lead levels in children, and low birth weight related to "food deserts". The area has recently been affected by flooding on the DesPlaines River. Most of these communities have high Hispanic or African American population. Economic challenges persist despite strong existing infrastructure, notably: Chicago's O'Hare Airport, several rail transit lines, and one of the densest freight rail networks in the country.

Cook County participated in regional planning to create healthy sustainable communities. The Chicago Metropolitan Agency for Planning's (CMAP) Go to 2040 regional plan, created with extensive public participation and based on principles of Livability/Resource Conservation, Regional Mobility, and Efficient Government/coordinated infrastructure investments, shows the way to sustainable recovery. Five of the seven communities received Local Technical Assistance grants from CMAP for local planning, and five received funds from the Regional Transportation Authority (the transit umbrella agency) for Transit-Oriented Development planning. Two studies by the Center for Neighborhood Technology (CNT) found strong potential Cargo Oriented and Transit Oriented Development (TOD) opportunities in the west suburbs. However CNT also identified over 40 vacant, abandoned or underused sites that, while they are strong candidates for development, are or have the perception of contamination, and the communities themselves have identified additional brownfields, some on the sites of closed manufacturers such as Motorola.

The objective of this project is to address brownfields in the Coalition area to attract employers to redevelop the sites and foster job growth; address environmental justice issues such as food deserts; reduce negative health impacts; and increase green space.

Since last year's unsuccessful application, we held a workshop with TAB (Technical Assistance for Brownfield Communities) and west suburban government, business and nonprofits. We added Forest Park to the coalition, which owns brownfield sites that it wishes to redevelop as affordable housing and park. We worked with Coalition members to identify new sites. Since the area is highly fragmented and lacks Community Development Corporations, we have recruited strong Partners to help make this project successful. These include OAI Inc. (a workforce training and development agency with a focus on environmental and remediation training), and Faith in Place (a congregation-based nonprofit that helps churches further sustainability). Cook County added strong new economic development tools to leverage, including a \$30m grant from HUD to create a business loan fund, and a Land Bank.

- a. **Applicant Identification:** Cook County Dept. of Environmental Control, 69 W. Washington St., Suite 1900, Chicago, IL 60602-3004
- b. **Applicant DUNS Number:** 1227029420000
- c. **Funding Requested**
 - i. Assessment
 - ii. \$600,000
 - iii. Hazardous Substance \$446,086; Petroleum \$153,914
 - iv. Coalition
- d. **Location:** Bellwood, Franklin Park, Forest Park, Maywood, Melrose Park, Northlake and Schiller Park, in Cook County, IL.
- e. **Site Specific Property Name:** N./A.
- f. **Contacts:**
 - i. Mr. Kevin Schnoes, Deputy Director, Cook County Dept. of Environmental Control
69 W. Washington St., Suite 1900
Chicago, Illinois 60602-3004
Phone: (312) 603-8214; Fax: (312) 603-9828; kevin.schnoes@cookcountyil.gov
 - ii. Ms. Toni Preckwinkle, President, Cook County Board
118 N. Clark St., Room 537
Chicago, Illinois 60602
Phone: (312) 603-6400; Fax: (312) 603-4397; toni.preckwinkle@cookcountyil.gov
- j. **Date Submitted:** January 22, 2014
- k. **Project Period:** Three years
- l. **Population:** From US Census 2010: Bellwood 19,156; Forest Park 14,167 Franklin Park 18,415; Maywood 24,196; Melrose Park 25,524; Northlake 12,375; Schiller Park 11,844. Total: 125,677. (Population of Cook County: 5,217,080).

Thank you for considering this request, and we look forward to working with USEPA staff to advance economic development and health improvements through the USEPA brownfield program.
Sincerely,



Deborah C. Stone, Director
Cook County Department of Environmental Control

V.B.1.a.i Targeted Community Description Cook County, Illinois, through its Department of Environmental Control (CCDEC), and seven contiguous West Suburban municipalities (Bellwood, Forest Park, Franklin Park, Maywood, Melrose Park, Northlake, and Schiller Park) have formed the West Suburban Cook County Coalition (Coalition). The Coalition is applying for \$600,000 in U.S. Environmental Protection Agency (EPA) Coalition Assessment Grant funds for environmental site assessment activities: \$446,086 for Hazardous Substances, \$153,914 for Petroleum. CCDEC is leading the Coalition as its **members lack the resources or capacity to address contamination and other environmental issues of brownfield sites**. Due to economic conditions, the Coalition members also **lack the funds necessary for assessing and remediating brownfields**. The brownfields funding will enable the members to maximize resources and share in the benefits of a regionally-coordinated brownfields effort.

These dense inner-ring industrial suburbs that make up the Coalition lie west of Chicago's predominantly minority West Side, east of wealthier DuPage County, south of O'Hare Airport, and north of Interstate 290. They are transit-rich, and surrounded by expressways and rail. Settled in the 18th and 19th Centuries, they expanded rapidly in the 1940s and 1950s as manufacturers such as Douglas Aircraft, Motorola, Matsushita Television, and Buick opened plants in the area. The area provided an ideal location for receiving raw materials and shipping manufactured products through rail, highways, water and later, air. In the 1970s, manufacturing began to decline as companies such as Motorola left the area, taking jobs and leaving vacant manufacturing facilities and brownfields. The communities fell victim to increasing unemployment, abandoned and underutilized property, and an increase in adverse health effects to sensitive populations. Today, the Coalition is comprised of **mostly minority and low income communities with many sites whose expansion, redevelopment, or reuse is hindered by the presence or potential presence of contamination**. Examples of specific brownfields identified by the Coalition are in Section V.B.1.a.iii.

V.B.1.a.ii Demographic Information In Cook County and almost all of the Coalition area, **unemployment is higher than the national average, and for two of the Coalition members, unemployment is almost double the national average**. The **poverty rate for Cook County and several Coalition members is higher than the national and state averages** of 13.7% and 14.9%, respectively. According to the *"Assets, Gaps, and a Way Forward: A report on Early Childhood Care and Education in Franklin Park and Melrose Park,"* published in 2012 by the Illinois Facilities Fund, the population of children and minorities has been growing since 2000.

	Targeted Communities									
	Bellwood	Franklin Park	Forest Park	Maywood	Melrose Park	Northlake	Schiller Park	Cook County	Illinois	National
Population	19,071	18,333	14,167	25,411	25,414	12,323	11,793	5,231,351	12,830,632	308,745,538
Unemployment ¹	15.2%	12.1%	6.2%	13.8%	8.4%	6.6%	9.3%	8.6%	8.7%	7.0%
Poverty Rate ²	12.8%	12.5%	9.9%	18.6%	14.1%	9.5%	9.3%	16.4%	13.7%	14.9%
% Minority ³	95.2%	47.8%	50.3%	96.3%	77.3%	59.4%	32.7%	56.6%	36.3%	37%
Median Household Income (\$) ⁴	54,047	56,098	54,920	43,869	44,691	56,005	41,862	54,648	56,853	53,046

¹ IDES Nov. 2013 Seasonally Adjusted Unemployment Rate, ² U.S. Census, Persons below poverty level, percent, 2008-2012, ³ 2010 US Census Data, ⁴ Median Household income 2008-2012

In Melrose Park and Franklin Park the percentage of children under the age of 5 has increased to

nearly 10% of the total population; the national average is 6.5%. In addition, the Hispanic population has increased significantly from 2000 and the population has grown to over 50% Latino in Melrose Park and Northlake, while the African American population in Maywood and Bellwood has grown to nearly 75%.

V.B.1.a.iii Brownfields The Center for Neighborhood Technology (CNT), a Chicago-based not-for-profit, in their 2012 *West Cook County COD & TOD Report* assessed the scale of vacant industrial properties in Cook County that had substantial potential for redevelopment and found at least 87 sites encompassing 420 acres in the Coalition area.

Number of Vacant Industrial Parcels, Acres Identified by CNT

Location	Number of Parcels	Acreage
Franklin Park	28	173
Schiller Park	3	24
Melrose Park	9	47
Northlake	4	21
Maywood	17	48
Bellwood	6	17
Forest Park	20	60
Coalition Area	87	420

Coalition members have also identified several individual potential brownfield sites, due to past industrial use, presence of tanks, former management of hazardous materials, and other factors. Forest Park identified locations and conducted preliminary efforts to redevelop brownfield sites for the former Altenheim retirement community with 7 vacant structures constructed circa 1900. Potential redevelopment plans include a recreational center and a park. Franklin Park identified numerous former commercial and industrial brownfield sites that can be redeveloped for new industrial purposes and green space/stormwater retention, including 1) the old Motorola site, 2) a former creosote plant that is less than 1/4 mile from the DesPlaines River and contains free product, and 3) a former commercial site bought by the Village that abuts a dense, lower-income Hispanic neighborhood with poor access to nutritious food. Maywood identified a site adjacent to residences that can be redeveloped once remediated and thereby reduce the potential exposure of minority residents to brownfield contaminants. Another site identified by Maywood is bounded by both residential and commercial, with parking and access to the Interstate, making it a suitable location for commercial development. The number of potential brownfield sites is likely higher as many other sites in the Coalition area have not been assessed or investigated. In addition, due to the early settlement of the municipalities in the Coalition and the associated age of many of the buildings in the area, asbestos and lead-based paint are prevalent.

Due to its history of manufacturing and transportation, the Coalition area has a **high concentration of bulk petroleum storage**, a typical source of contamination at brownfield sites. The Illinois State Fire Marshall identified over 684 petroleum-related Underground Storage Tank (UST) locations within the Coalition area. Approximately 30% of these UST locations are classified as abandoned, inactive, or orphaned and are potential sources of contamination.

V.B.1.a.iv Cumulative Environmental Issues Due to its industry and dense population, the Coalition area has environmental issues relating to air, land, and water, representing **serious Environmental Justice issues for the area's high percentage of minorities and children**. Several issues, such as air pollution from fine particulate matter (PM) and storm water runoff, are worsened by the presence of brownfields.

Air: Cook County is designated as a Clean Air Act (CAA) **non-attainment area for Ozone and PM**, both of which have serious health consequences for its residents. For the past 10 years, the region has

experienced on average 16 air pollution action days per year. Cook County also has the highest levels of Ammonia, Nitrogen Oxide, Volatile Organic Compounds (VOC), and PM of all the surrounding counties. Sources include: O'Hare Airport adjacent to Franklin Park, Schiller, Park, Northlake, and within 5 miles of the other members, large rail yards located within Franklin Park, Northlake, Melrose Park, and Bellwood, traffic from three interstate expressways (I-90, I-290, I-294), as well as congested local and state roads, and past emissions from coal-fired electric power plants. These sources significantly increase risk for cancer, asthma and other respiratory issues.

Land: The Illinois Environmental Protection Agency (IEPA) indicates that the Hillside Landfill, located in Cook County and adjacent to Bellwood and Northlake, despite closing in 2006, continues to be a source of **migrating landfill gas, odors, and other incidents including a leachate release** in 2009. A large number of solid waste transfer stations and **illegal dumping** incidents, potentially contribute to groundwater as well as air pollution. The Illinois Emergency Management Agency notes 207 facilities filing 2012 annual Tier II hazardous material reports from the Coalition communities.

Water: Five of the communities border the DesPlaines River. The communities are plagued by flooding, which has increased in severity and frequency as the amount of impervious surfaces in the metro area has increased. As recently as April 2013, the Coalition area received **heavy rainfall and extreme flooding and Cook County subsequently received national disaster declaration funding**. Per IEPA, stream quality is "fair" on 70% of stream miles, and "poor" on 6%; worse than the statewide average of 45% fair, and 1% poor. Water quality issues can be traced, in part, to legacy contamination from brownfield sites.

V.B.1.b Impacts on Targeted Community Detailed environmental assessment and sampling has not been conducted at the majority of these brownfield sites by the Coalition members **due to limited resources**. However, based on the past use and industries formerly located on some of the brownfield sites, suspected contaminants include heavy metals such as lead and hexavalent chromium, polyaromatic hydrocarbons (PAH), and VOCs including benzene and xylene. Adverse health effects related to exposure to chemicals potentially present in the Coalition brownfield sites include: central nervous system damage, delays in physical development, lower IQ level, shortened attention spans, behavioral problems, asthma, and cancer. These adverse health problems disproportionately affect children and minorities, and also include higher lead levels in children, asthma, and increase in low birth weight.

Blood Lead Levels: The Cook County Dept. of Public Health indicates the average blood lead levels of children age 0-5 in the **Coalition areas are over 4 times the national average of 1.7 microgram/dL**.

Average Blood Lead Levels

Location	Blood Lead Level (microgram/dL)	Location	Blood Lead Level (microgram/dL)
Franklin Park	7.4	Maywood	8.2
Schiller Park	7.5	Cook County	7.6
Melrose Park	7.4	Illinois	5.7
Northlake	7.3	National Average	1.7
Forest Park	7.9		

Brownfields in Cook County have a legacy of early industrialization. Soils in these areas are commonly contaminated with lead from paint and metal processing. Lead interferes with a variety of body processes and is toxic to many organs and tissues including the heart, bones, intestines, kidneys, and reproductive and nervous systems, particularly in children.

Asthma/Respiratory Issues: The Illinois Department of Public Health (IDPH) found in 2005 that air toxins including PM in Cook County dramatically increase chronic health problems that include lung cancer,

asthma, heart attacks, premature birth, and death. The average lifetime risk of cancer for a resident of Cook County is 1 in 1,600, which puts the risk at 600 times greater than EPA's acceptable cancer level. According to the IDPH, the most common form of cancer, from 2002 through 2006 was Lung & Bronchus cancer. Further, according to the U.S. Dept. of Health & Human Services document for "*Asthma Care Quality Improvement, A Resource Guide for State Action*," the Cook County area has **"one of the worst asthma mortality rates in the United States."**

Low Birth Weight/Nutrition Issues: Many coalition communities have high minority populations that disproportionately experience low birth weight (LBW). Because of the larger number of brownfield sites in this area, commercial retail business (e.g., grocery stores and pharmacies) necessary to support the residential community have been scarce. **The US Department of Agriculture (USDA) has identified several census tracts in coalition municipalities as "food deserts."** Food deserts have resulted in detrimental impact on health outcomes, such as LBW. **This is evident in the Cook County LBW percentage of 9.2%, the average LBW for the Illinois is 7.3%.**

Low-income census tract #17031811701 contains 4,694 residents in Franklin Park in a crowded area of worker housing, now heavily Hispanic and a "port of entry" for immigrants from Durango, Mexico. The USDA has identified this census tract as a food desert (USDA Food Access Research Atlas). Franklin Park has identified a brownfield site in this area to redevelop and address the food desert problem. Other census tracts in the Coalition area that are considered Food Deserts by the USDA include #17031811702 (Franklin Park); #17031816500, -6660, and -6800 (Northlake); #17031817200 & 7300 (Bellwood); and #17031815900 (Forest Park).

V.B.1.c.i Economic Conditions Economic conditions, such as plant closures, the cost of natural disasters, and declining population in the Coalition area have resulted in the county and municipalities struggling to provide basic services to their residents, **and limiting their capacity to provide funding for brownfield-related activities.** Plant closures leading to job losses and potential brownfield sites include:

- Unilever - Melrose Park and Franklin Park; closed in 2008 and 2013; **900 jobs lost.**
- BWAY Holding - metal packaging plant in Franklin Park; closed in 2008; **150 jobs lost**
- Fresh Express - Franklin Park; closed in 2013; **500 jobs lost**
- Dominick's - grocery distribution center in Northlake; closed December 2013; **332 jobs lost (6,000 jobs lost in the metro area, including 72 closed grocery stores).**
- Werner Ladder – ladder manufacturer in Franklin Park; closed in 2012; **800 jobs lost**
- Hostess – bakery in Schiller Park; closed in 2012; **300 jobs lost**
- Temple-Inland – printing facility in Northlake; closed in 2011; **90 jobs lost**

Since 2007, Coalition members experienced a 10-25% decline in municipal revenue, and **Cook County faced a cumulative budget deficit of \$1.2 billion between 2011 and 2014.** Over the last four decades, Coalition communities experienced **significant population decline of up to 15% in some communities,** exacerbating the decline in tax revenue. Plant closings (see 1.c.ii.) have led to a rise in vacant and underutilized properties in the Coalition area that subsequently drop from the tax rolls, increase unemployment, and reduce property tax revenue. In addition, Cook County and the Coalition area have experienced dramatic increases in extreme weather events, such as flooding and record cold that have impacted budget resources. In April 2013, the area received a **national disaster declaration** due to flooding and a **state disaster declaration** in 2014 due to cold. Due to the lack of funding and trained staff to address brownfield sites, these communities will only be able to move forward as part of the Coalition.

V.B.1.c.ii Economic Effects of Brownfields Brownfield sites inhibit development in the Coalition areas leading to factors such as blight, vacant property management, community apathy and disinvestment, and

concentration of low-income households. Brownfield sites and their associated environmental issues such as fly dumping, contaminated groundwater and soil gas migration, and blowing of contaminated dust, pose a significant threat to the residents of the Coalition area. These issues cause a cycle of added vacancies and declining tax revenues. For example, the closure of the Motorola facility in Franklin Park **has left vacant a 40-acre parcel of land that is ideally situated for redevelopment once the environmental issues are addressed.**

Vacant brownfield properties impact neighboring small businesses and the community as a whole. According to the US Census, since 1970 many of Cook County's western suburbs have had population declines, for example, Maywood (19.4%), Bellwood (13.3%), Northlake (12.8%), and Franklin Park (9.9%). These issues cause further flight from Coalition areas as declining property values and overall appearance of the area continues to deteriorate. As discussed in V.B.1.c.i, the loss of revenues from declining property values and from potentially contaminated sites is putting further strain on these communities.

These examples clearly show that Coalition members need assistance in economic recovery.

These communities formed a coalition with Cook County because they **lack the resources (monetary and staff expertise)** to pursue assessment or apply for an EPA grant. These funds are a critical component for Cook County and its partners to implement its regional redevelopment plans.

V.B.2.a.i Project Description The objective of this project is to address brownfields in the Coalition area to attract employers to redevelop the sites and foster job growth; address environmental justice issues such as food deserts; reduce negative health impacts; and increase green space. Brownfield site will be selected and assessed to tie-in with regional, county, and local economic redevelopment plans. Revitalization plans have been developed at the regional, county, and local levels. These plans incorporate EPA livability and sustainability principals, and specifically **align with Goal 3 of EPA's Strategic Plan for Cleaning Up Communities and Advancing Sustainable Development.**

At the **regional** level, the Chicago Metropolitan Agency for Planning (CMAP) created the *GO TO 2040 Comprehensive Regional Plan* to guide communities to sustainable recovery. *GOTO 2040* focuses on community development around public transit nodes or transit oriented development (TOD) and industrial renewal linked to freight transportation at cargo oriented development (COD). At the **county** level, Cook County's Bureau of Economic Development (BED) has worked with the Center for Neighborhood Technology (CNT) to take CMAP's GO TO 2040 principles to the neighborhood level. CNT prepared the *West Cook County COD & TOD Report* that analyzed west Cook County communities and identified strong COD and TOD opportunities in the Coalition area at existing sites, as well as numerous vacant, abandoned, or underutilized sites. At the **municipal** level, some of the Coalition members have developed local redevelopment plans and initiatives (*Franklin Park O'Hare Industrial Corridor Plan, Melrose Park New Economic Development Projects, Schiller Park Capital Improvement Plan*). Franklin Park is pursuing opportunities to redevelop public and private property on Marten St. and Grand Ave due to the presence of major fiber optic and telecommunication lines. Maywood is pursuing redevelopment of a parcel for expansion of a commercial center. Forest Park is interested in redeveloping abandoned properties to promote green space and a recreation center.

Many of the locations identified in the plans above include brownfield sites as part of their redevelopment opportunities; however, because these sites are contaminated, or perceived to be contaminated, their redevelopment potential is inhibited because developers are unwilling to take on unknown environmental and economic liability. CCDEC has formed the Coalition to represent the members and obtain EPA brownfield funding to begin assessing these brownfield sites and examine their redevelopment potential. Four specific tasks associated with the project, discussed in V.B2.b.i., include programmatic and outreach

efforts, Phase I and II environmental site assessments (ESA), and remediation planning. Approximately 74% of the requested funding will be used to conduct Phase II ESAs.

V.B.2.a.ii Project Management Approach The coalition will be managed by CCDEC. CCDEC manages similar grants from the EPA and the U.S. DOE (V.B.5.c.i). CCDEC will use a web portal developed by the department for its U.S. DOE Energy Efficiency Conservation Block Grant (EECBG) to manage data, share documents, prepare technical and financial reports, etc. CCDEC will also utilize the U.S. EPA Assessment, Cleanup, and Redevelopment Exchange System (ACRES) to electronically submit data directly to EPA. Consultants will be used to assist with activities such as Phase I and II ESAs. Selection and procurement of consultants will be simplified by utilizing the county-city collaboration effort with the City of Chicago. Through its environmental term agreement efforts, the city issued a Request for Qualifications (RFQ) from environmental consultants and subsequently a pre-qualified list of consultants. The County will utilize this list of pre-qualified consultants to select a short-list of contractors that will then be discussed with the Coalition members to garner their input. A final contractor or contractors will then be selected and issued task orders.

CCDEC has held numerous in-person meetings and calls with Coalition members to gather information on brownfield needs in their communities. **Most Coalition members have already initiated preliminary site-selection activities as part of their local redevelopment plans.** This has included purchasing property or identifying owners of targeted parcels for access agreements.

V.B.2.a.iii Site Selection Sites will be selected in consultation with the Coalition members, the public in the Coalition communities, and by analyzing data already gathered through existing planning activities, such as the West Cook COD and TOD report by CNT. Though CCDEC has already met with the Coalition members to discuss potential sites, CCDEC will host three planning meetings with Coalition members and the public. Meetings, held in the first two months after grant award, will achieve the following: (1) educate the public on brownfield sites and their reuse opportunities, discuss the overall universe of potential brownfield sites in each specific Coalition community, and the schedule and structure of the site selection process; (2) discuss available site-specific information gathered about each site including past property use, known and suspected contamination, redevelopment potential, and site access issues; (3) review data and recommend approximately 42 sites for Phase I ESA activities; each Coalition member will recommend approximately 6 sites in their respective municipality, and 4) based upon information gathered from various sources including the Phase I ESAs, select 20 sites for Phase II ESA activities; each member will recommend the top 2-3 sites in their respective community for Phase II ESA activities. During the project, CCDEC will convene quarterly meetings of the Coalition members and public to discuss site progress and additional site selection, as needed. Where possible, the Coalition will take advantage of Cook County Land Bank Authority's (CCLBA) portfolio of dilapidated properties in the site selection process.

V.B.2.b.i Task Description The Coalition requests \$600,000 (\$446,086 hazardous substances; \$153,914 petroleum) of EPA brownfields funds to conduct a comprehensive outreach program, update and maintain the inventory of prioritized sites, develop a Quality Assurance Project Plan (QAPP), conduct 42 Phase I ESAs, 20 Phase II ESAs, and develop 7 remediation/reuse plans. **Approximately 83% of the funds are committed to assessment activities** as outlined in the budget, Section V.2.b.ii.

Task 1: Programmatic Activities and Outreach CCDEC, with assistance from a consultant, will lead and conduct outreach sessions with Coalition member communities, other local units of government, local citizens, key stakeholder groups and community organizations to inform participants about the brownfield program and the goals of program (See Section V.B.3.). The \$20,000 budget (\$15,000 hazardous/\$5,000

petroleum) includes programmatic costs and community engagement for travel (\$3,000), supplies (\$5,000) and contractual (\$12,000).

- Personnel - \$0. CCDEC will:
 - **Leverage** county corporate funding for existing staff to conduct Project Management activities discussed in V.B.2.a.ii. Estimated leveraging is \$5,000 (100 hours at \$50/hr).
 - Oversee cooperative agreement, quarterly reports, accounting/financial reporting system
 - Participate in brownfields workshops and conferences
 - Select qualified environmental consultant, oversee consultant terms/ consultant activities
 - Track outputs/ outcomes
 - Apply for project leveraging funds from local, state, and federal agencies
 - Provide coordination and support for three site selection meetings with Coalition members and the public; 12 quarterly update meetings with Coalition members and partners identified in V.B.3.b and V.B.3.c; six biannual public meetings to inform the public of the project status and receive input; draft media releases and FAQ sheets; prepare presentations for outreach; and coordinate services that Coalition members and other supporters have offered for this initiative
- Travel – \$3,000 (\$2,000 hazardous, \$1,000 petroleum)
 - Travel (airfare, lodging, per diem) to the EPA Brownfield Conference (\$3,000)
- Supplies - \$5,000 (\$4,000 hazardous; \$1,000 petroleum). Costs include advertising, postage, public notices, and other meeting supplies.
- Contractual – \$12,000 (\$9,000 hazardous; \$3,000 petroleum) – Consultant support to assist CCDEC with meetings, presentations, and preparation of information for public dissemination.

Task 2: Inventory and Prioritization The \$10,000 (\$7,500 hazardous; \$2,500 petroleum) budget includes contains contractual costs to assist with collecting data for the site selection process (see V.B.2.a.iii), maintain inventory, and input data into CCDEC's internal tracking databases, web portal, and the EPA ACRES database.

- Personnel - \$0
 - CCDEC will **leverage** county corporate funding for existing staff to conduct Project Management activities, as discussed in V.B.2.a.ii, and the Site Selection Process discussed in V.B.2.a.iii. Estimated leveraging is \$5,000 (100 hours at \$50/hr).
- Contractual – \$10,000 (\$7,500 hazardous; \$2,500 petroleum) - Consultant to assist CCDEC with data collection, management, and database entry.

Task 3: Phase I and Phase II Environmental Site Assessments (ESA) The \$500,000 budget (\$373,586 hazardous; \$126,414 petroleum) includes contractual costs to conduct 42 Phase I ESA in compliance with All Appropriate Inquiry and ASTM E 1527-05 standard practice for Environmental Site Assessments; and 20 Phase II ESAs in compliance with ASTM and state guidance. Phase I ESAs will be performed to determine if the potential for environmental contamination exists at a property. Phase II ESA field activities will include: geophysical surveys to identify the presence of abandoned underground storage tanks (USTs); soil borings and sampling; groundwater monitoring well installation and sampling; soil-gas sampling; surface water/sediment sampling; and laboratory analysis.

- Personnel - \$0
 - CCDEC will **leverage** county corporate funding for existing staff to conduct Project Management activities, as discussed in V.B.2.a.ii, and the Site Selection Process discussed in V.B.2.a.iii. Estimated leveraging is \$10,000 (200 hours at \$50/hr).
- Contractual - \$500,000 (\$373,586 hazardous; \$126,414 petroleum)
 - \$5,260 – Consultant to assist CCDEC with preparation of QAPP

- \$77,070 – Consultant will conduct 42 Phase I ESAs (approximately 6 per Coalition member) at an average cost of \$1,835 each (\$61,656 hazardous; \$15,414 petroleum)
- \$417,670 – Conduct 20 Phase II ESAs (\$306,670 hazardous, \$111,000 petroleum)
 - 14 hazardous - average \$21,905 each, 6 petroleum - average \$18,500 each

Task 4 – Remediation and Redevelopment Planning Data from Phase I and Phase II ESAs will be used to evaluate remediation of sites. Sites selected for remediation planning will be enrolled by CCDEC in the IEPA Voluntary Site Remediation Program (SRP) or Leaking Underground Storage Tank (LUST) program. CCDEC anticipates implementing green cleanup activities using strategies and technologies described in sources including IEPA's green cleanup matrix, EPA's Green Remediation Focus website and Green Demolition Toolkit, and the American Society of Testing Materials *Standard Guide for Greener Cleanups*. The \$70,000 budget (\$50,000 hazardous; \$20,000 petroleum) includes:

- Personnel - \$0
 - CCDEC will **leverage** county corporate funding for existing staff to conduct Project Management activities, including meeting with state agencies, property owners, community stakeholders and coalition members, and consultants to develop the Remedial Action Plans (RAP) and analysis of cleanup alternatives. Estimated leveraging is \$10,000 (200 hours at \$50/hr).
- Contractual - \$70,000 (\$50,000 hazardous; \$20,000 petroleum)
 - Develop RAP or analysis of cleanup alternatives for 7 sites, at an average costs of \$10,000 each
 - Incorporate CCDEC's Demolition Debris Diversion (3D) Ordinance, which requires deconstruction and material recycling in remediation plans as needed.

V.B.2.b.ii Budget Table

	Project Tasks				
Budget Category	Task 1: Outreach, Programmatic	Task 2: Inventory, Prioritization	Task 3: Phase I, Phase II	Task 4: Remediation Planning	Total
Hazardous Budget					
Personnel	\$0	\$0	\$0	\$0	\$0
Fringe benefits	\$0	\$0	\$0	\$0	\$0
Travel	\$2,000	\$0	\$0	\$0	\$2,000
Equipment	\$0	\$0	\$0	\$0	\$0
Supplies	\$4,000	\$0	\$0	\$0	\$4,000
Contractual	\$9,000	\$7,500	\$373,586	\$50,000	\$440,086
Other	\$0	\$0	\$0	\$0	\$0
Total Hazardous	\$15,000	\$7,500	\$373,586	\$50,000	\$446,086
Petroleum Budget					
Personnel	\$0	\$0	\$0	\$0	\$0
Fringe benefits	\$0	\$0	\$0	\$0	\$0
Travel	\$1,000	\$0	\$0	\$0	\$1,000
Equipment	\$0	\$0	\$0	\$0	\$0
Supplies	\$1,000	\$0	\$0	\$0	\$1,000
Contractual	\$3,000	\$2,500	\$126,414	\$20,000	\$151,914
Other	\$0	\$0	\$0	\$0	\$0
Total Petroleum	\$5,000	\$2,500	\$126,414	\$20,000	\$153,914

Total EPA Budget	\$20,000	\$10,000	\$500,000	\$70,000	\$600,000
County Leveraged	\$5,000	\$5,000	\$10,000	\$10,000	\$30,000
Total Project Budget	\$25,000	\$15,000	\$510,000	\$80,000	\$630,000

V.B.2.c Ability to Leverage CCDEC will contribute \$30,000 in-kind services (V.B.2.b.i). Partners will contribute at least \$83,750 including \$20,000 in-kind from TAB, \$50,000 in HUD Community Development Block Grant funds for demolition activities allocated by the Cook County Department of Planning and Development, and at least \$13,750 in-kind from other (V.B.3.b. and c). Some Coalition communities established **tax increment financing (TIF) districts** to leverage incremental increase in property values. The federally funded Elgin-O'Hare Western Bypass project will make redevelopment in the area more attractive with better truck access to the airport. Maywood, Bellwood and Forest Park participate in a **\$2.9m HUD Community Challenge Planning Grant** to the West Cook Housing Collaborative to provide TOD residential planning for their brownfield sites. Bellwood, Forest Park, Franklin Park, Maywood, Northlake received **Local Technical Assistance (LTA) grants from CMAP for local planning**. These LTA projects are funded through the joint EPA-HUD-DOT Partnership for Sustainable Communities and CMAP resources are available for implementation. Maywood, Melrose Park, Forest Park, Franklin Park and Bellwood received **Regional Transportation Authority grants for TOD planning** and are eligible to receive additional funds.

The Cook County Bureau of Economic Development's HUD Section 108 **BUILT in Cook \$30 million loan fund provides low interest financing for economic development** including redevelopment of brownfields. The **Cook County Land Bank Authority received a \$4.5 million grant** from the Illinois Attorney General's Office to facilitate the return of vacant, abandoned and tax-delinquent properties to productive use, combating community deterioration, creating economic growth and stabilizing the housing and job market. CCLBA will work with the Coalition to identify abandoned brownfield sites which can be redeveloped. Funds that can be leveraged include those in the chart below.

Cook County Property Tax Incentives Class 6b—Industrial Development	Up to 50 percent reduction in total property tax bill for 12 years: Industrial; Environmental Cleanup and Development; Commercial; multifamily residential (10 years only); for rehabilitation of landmark building
Cook County Industrial Revenue Bonds	Below market financing for industrial expansion, projects can range from \$1 million to \$10 million
Cook County Infrastructure Grants	Municipalities request grants for public improvements to support private development
Cook County Land Bank Authority	Prospective partner for site acquisition. The Land Bank received \$6 million from Illinois' portion of the national foreclosure settlement.
IEPA Revolving Loan Fund (RLF) Cleanup Loan	Municipalities apply for RLF Cleanup Loan from IEPA.
IL Dept. of Natural Resources	Open Space Land Acquisition and Development grants to local municipalities and park districts for recreational facilities.
IEPA	Grant funding from IEPA Municipal Brownfields Redevelopment Grant Program and reimbursement from state LUST fund

V.B.3.a Plan for Involving Targeted Community and Other Stakeholders and Communicating Project Progress: This Coalition builds on good relationships between CCDEC and several of the Coalition members over the past three years in using US Dept. of Energy's EECBG grant through CCDEC to invest in energy efficiency initiatives in Coalition communities. In addition to individual meetings with Coalition members during 2013, the Coalition members, CCDEC, the West Central Municipal Conference, the EPA, IEPA, IL Dept. of Transportation, and the TAB program held a workshop at which this grant application was discussed. It was attended by over 60 mayors, village planners and economic development staff, developers, community-based organizations (CBO), and others. Individual Coalition members have

undertaken public engagement efforts as part of comprehensive COD/TOD or other planning efforts, which support the direction of this proposal.

Process for Public Notice Cook County will issue public notices and seek public participation by:

- Press releases. 24 news outlets: 4 market to African Americans, 8 Spanish Language or bilingual.
- Posts to Cook County's website and blog (including a separate web page for disclosure and tracking of project information), and distribution through County's social media.
- Articles in CCDEC's quarterly e-newsletter, which goes to approximately 900 constituents, businesses, nonprofits, public agencies, interested individuals, etc.
- All Coalition members will post information for their residents on their websites.
- Several Partner organizations, including CMAP and the Cook County Dept. of Public Health will post information on their websites or in their newsletters, and help with public outreach in other ways (See V.3.b and V.3.c.).
- Faith in Place will help with public outreach to local congregations of all denominations.
- Coalition communities have identified local organizations (Kiwanis, VFW, Boy and Girl Scouts, seniors' clubs, etc., 40 in Forest Park alone).

Process for Public Engagement CCDEC will convene and moderate three meetings of the Coalition members and the public to kick-off the project and select eligible sites, disseminate information on brownfields and on the project, and gain input on the work plan and site selection process. The initial meeting will be hosted by CCDEC at the county facility in Maywood, as it is centrally located amongst the Coalition members. The second and third meetings will be subsequently hosted by a Coalition member, one north and one south in the Coalition area. Coalition members will be requested to send 1-2 staff to each meeting to represent their interests. During the project, CCDEC will convene quarterly meetings of the Coalition members and public to discuss site progress and additional site selection, as needed. CCDEC and the Coalition will also hold 6 biannual public engagement meetings and will include neighborhood organizations, citizen groups, property owners, financial institutions, developers, and business organizations. Information regarding the project will be disseminated at these meetings and public input will be encouraged. CCDEC will provide Spanish language services for public notices and public meetings, and informational materials. At events and through the Public Notice process (listed above), the public will also be informed on how to submit comments at any point via email.

Individualized public engagement efforts will be made particular to sites that are chosen for Phase II ESAs including public meetings or presentations at Village Council/Plan Commissions, with information on site conditions and next steps, and eliciting of and response to community concerns.

The Coalition has a commitment for assistance from TAB. The Coalition anticipates hosting with TAB a community-wide technical assistance forum each year, including one forum on sustainable or "green" brownfield redevelopment. Delta Institute, as a TAB partner, has committed to present on the subject. Delta works with a wide range of clients around the Great Lakes to create and implement innovative, market-driven solutions that build environmental resilience, economic vitality and healthy communities. Delta has produced economic development strategies that include brownfield assessment, clean-up and redevelopment, lead abatement, market analyses, business plans and start-up assistance for green businesses. TAB will also provide technical assistance such as review of technical environmental reports and redevelopment planning charettes for individual sites, in coordination with the Coalition.

V.B.3.b Partnerships with Government Agencies

Government Agencies Committed to Supporting the Coalition (see attached letters)

Organization	Brownfields Initiative Role
U.S. Environmental Protection Agency	CCDEC will continue to work with staff from U.S. EPA's brownfield program (Mike Gifford, Jon Grosshans, Brooke Furio, Deb Orr) on green demolition and remediation.
IL Environmental Protection Agency: a State Agency created in 1970 to safeguard environmental quality, the IEPA works in concert with EPA air, land and water programs	CCDEC will work directly with IEPA Bureau of Land (Steve Colantino, Mike Charles) to review cleanup options and requirements. The Coalition will apply to the Illinois Municipal Brownfield Redevelopment Grant and enroll sites in the SRP or LUST program. The SRP cleanup program provides IEPA review, technical assistance and no further remediation determinations.
Cook County Dept. of Public Health: State-certified health department	Director Dr. Terry Mason has committed to providing public health data, assisting with community outreach, linking project information from their website, and sharing community health knowledge and expertise
Cook County Dept. of Planning and Development: Besides County programs, the CCDPD administers Federal programs such as CDBG and NSP.	Assist with redevelopment planning and seeking tax incentive and grant opportunities. Dir. Mike Jasso Committed \$50,000 in CDBG funds for demolition.
Chicago-Cook Workforce Partnership: administers federal Workforce Investment Agency funds	Director Karin-Norrington-Reaves commits job training, trainee recruitment, and assistance linking businesses attracted to sites to workforce development services.
Chicago Metropolitan Agency for Planning: official regional planning organization for 7 northeastern Illinois counties including Cook.	Provide implementation activities in communities where they have already conducted projects through their Local Technical Assistance Program (Bellwood, Forest Park, Franklin Park, Maywood, Northlake).
Regional Transportation Authority: oversees regional commuter rail, and rail and bus transit in the Chicago metro area	Provides funding from RTA's Community Planning Program for Transit-Oriented Development for Maywood, Melrose Park, Forest Park, Franklin Park and Bellwood, and Acting Director Leanne Redden commits assistance as-needed in implementation of TOD plans.
Metropolitan Water Reclamation District: sewage treatment and stormwater management in Cook County	Director David St. Pierre commits MWRD to participate in site planning, project committees, etc. Estimated \$11,250 contribution in staff time.
Forest Preserve District of Cook County: Protects and preserves public open space	Supt. Arnold Randall Committed staff to participating in site planning; help with community outreach by posting project links on their website and hosting community meetings. \$2,500 estimated contribution.

V.B.3.c Partnerships with Community-Based Organizations

Community and Other Organizations Committed to Supporting the Coalition (see attached letters)

Organization	Brownfields Initiative Role
Faith in Place: nonprofit that works with religious congregations on sustainability.	Community outreach to local congregations of all denominations; identify locations for public meetings
Opportunity, Advancement & Innovation (OAI), Inc: workforce training and development agency in environmental and remediation to underserved populations	Job training for assessment, remediation and redevelopment; community outreach; recruitment and screening; job placement support services; connecting the coalition with other training providers.
Center for Neighborhood Technology: nonprofit innovations laboratory for urban sustainability.	Support for COD & TOD redevelopment opportunities.
Ortiz Brothers Inc. (OBI): leading deconstruction contractor in the Chicago area located in Maywood	Public outreach on their website/in their newsletter. Job training for deconstruction associated with cleanup; assisting with planning for cleanup and deconstruction.
TAB: a University consortium that provides training and technical assistance on redeveloping brownfields, funded by the EPA	Coordinate public workshops on brownfields in the Coalition area, including one with Delta Institute on "green" remediation. Estimated \$5,000 for workshop plus \$5000 per year for 3 years for additional technical assistance.

V.B.4 Project Benefits The project will allow the Coalition to make sites available for redevelopment to attract employers to former brownfield sites and foster job growth; address environmental justice issues; reduce negative health impacts; and promote the growth and use of green space. Once the Coalition's work plan is approved, the tasks, deliverables, and timeline will be tracked by CCDEC and reported to the Coalition and Partners on a quarterly basis. CCDEC will update the EPA on the status of these measures in the ACRES database and quarterly/final reports to EPA. The tracking and reporting will include:

Outputs	Outcomes
# of public meetings	# of TOD and COD developments;
# Coalition meetings	# of groceries developed in food deserts
# of Brownfield sites identified	# of people reduced exposure to contaminants
# of Phase I ESAs completed	# of jobs created/retained.
# of Phase II ESAs completed	# of cleanups completed.
# of acres assessed	# of acres available for redevelopment or green space
Acreage made ready for reuse	Increase in Assessed Value in Coalition communities
# green remediation options identified	# of training opportunities for green remediation jobs

V.B.4.a Health and/or Welfare and Environment Health, welfare, and environmental issues in the Coalition area include elevated levels of lead in blood, low birth weight/nutrition issues, and respiratory illnesses and cancer. Many of the potential brownfield sites are located in lower income and minority areas. By assessing sites and developing remediation plans, the Coalition can integrate brownfield sites in existing regional, county, and local redevelopment plans as discussed in V.B.2.a.i. These assessments will

be used as the first step toward redevelopment of selected sites and addressing environmental and health issues. For example, sites can be developed for grocery stores to reduce food deserts and the occurrence of low birth weight. Remediation of sites can reduce the occurrence of dust migrating from brownfield sites thereby lowering the incidence of elevated blood lead levels. In addition, TOD can reduce the demand for automobile transportation, thereby reducing vehicle emissions, which account for 23% of PM emissions in the County, and therefore reduce incidences of respiratory illness. Examples of brownfield sites linked with redevelopment plans include:

- Brownfield sites in Maywood and Bellwood will be located within the TOD areas that are receiving HUD planning grants. Development of residential TOD projects here will reduce the size and number of brownfield sites and reduce the demand for automobile transportation and thus reduce their emissions that contribute to negative health effects such as cancer and asthma.
- In Franklin Park, a proposed project will redevelop a vacant brownfield site as retail commercial with a desperately needed grocery store to provide healthy food within a food desert area.

V.B.4.b Environmental Benefits from Infrastructure Reuse/Sustainable Reuse To foster and implement sustainable development, the County appointed a Sustainability Advisory Council that prepared the 2013 *Report of the Sustainability Advisory Council* that calls for an 80% reduction of greenhouse gas (GHG) by 2050. Additionally, the County's *Partnering For Prosperity: An Economic Growth Agenda* calls for supporting dense, mixed use, well-connected communities, connecting jobs to housing and creating affordable housing near transit and jobs. Furthermore, CCDEC is responsible for County's 3D ordinance, which requires green deconstruction procedures and recycling/reuse of 70% of materials generated from demolition projects. These plans and policy support the county's goal of increasing green infrastructure and sustainable redevelopment. For example, EECBG grant funding administered by CCDEC led to the installation of LED street lighting in Franklin Park and Bellwood.

A key aspect of the *GO TO 2040* plan and local community plans is redeveloping vacant, industrial and contaminated properties. CMAP projects that by 2040 the population of the Chicago region will grow by 24%, or approximately 2 million residents. If this is to occur without absorbing the remainder of the region's open space, growth needs to be channeled to brownfield sites in already developed communities.

CNT has stated that growth can be directed to the previously developed communities by creating more jobs, housing, and amenities near well-established passenger and freight transportation infrastructure in the west Cook County suburbs. **As a continuation of CMAP's *GO TO 2040* principals, CNT analyzed west Cook County communities and found strong potential COD and TOD opportunities in the Coalition area because of existing passenger and cargo rail, highway, and airport infrastructure, as well as bus routes, dense housing, and intermodal freight terminals, a strong base of industrial and logistics businesses, and community colleges that can train unemployed or underemployed industrial workers.**

Redeveloping around existing infrastructure is the primary basis of TOD and COD projects. The environmental benefits for these projects include: increased transit choices, cleanup of vacant and underutilized properties; minimize suburban sprawl and reduce pressure on developing open lands; reduce negative environmental impacts of freight operations; and offering more forms of transportation near TOD projects thereby reducing the use of petroleum fuels and automotive air emissions.

V.B.4.c Economic or Non-Economic Benefits (long term benefits) To address problems caused by the communities' history described in sections V.B.1.a., b and c., CCDEC and the Coalition will utilize EPA Assessment Grant funds to stimulate economic revitalization and reuse vacant, underutilized and

contaminated land in targeted areas throughout Cook County. Several sites, such as the examples below, have been identified and would yield significant economic benefits if redeveloped.

Community	Identified Site	Community Plans	Est. Jobs Created
Franklin Park	Grand/Mannheim Commercial Site	Develop for Grocery Store to address Food Desert in low-income census tract #17031811701	120
Franklin Park	Downtown Site	Develop as a TOD mixed use site with residential and retail	30
Franklin Park	Industrial/Commercial Sites	Develop as a COD site to create jobs and decrease unemployment	155
Franklin Park	Vacant Industrial Site	Develop as storm water retention pond to stop flooding of nearby sites.	10
Maywood	The Proviso Yard	Develop as a COD site to create jobs and decrease unemployment	40
Maywood	Stone Park	Develop as a TOD residential site.	5
Bellwood	Randolph Rd Site	Develop as a TOD residential site.	5

CNT has identified the high potential for TOD and COD projects in the west suburbs with economic benefits that are significantly greater than sites that are redeveloped in isolation. Several studies have documented the increased property value for residential and commercial developments located in TOD areas. A March 2013 study by CNT for the American Public Transportation Association and National Association of Realtors, *The New Real Estate Mantra: Location Near Public Transit*, evaluating the METRA Commuter rail system in Chicago found a 20% increase in residential real estate values for residences within 1000 feet of a rail station; commercial real estate property values increase up to 167%. Additionally, *Public Transportation and Petroleum Savings in the U.S.: Reducing Dependence on Oil* (Fairfax, VA) showed transit riders can save an average of \$1,400 in gas per year.

The Coalition is partnering with strong job training agencies including OAI, Inc. and the Chicago Cook Workforce Partnership. They will provide job training and placement for local and underserved trainees. Triton College, as a partner of the Chicago-Cook Workforce Partnership, will link eligible local residents to the job training and placement programs. Also, CCDEC will work with its contractors to link them to the appropriate job training and placement partners such as OAI and Triton College.

V.B.5.a Programmatic Capability CCDEC will manage the Assessment Grant with highly qualified individuals. CCDEC's grant team will include:

Kevin Schnoes, Deputy Director, will manage the grant, including all reporting requirements, tracking program progress, coordinating with Coalition members and other stakeholders, and providing technical oversight. He has over 22 years of environmental and engineering experience managing the investigation and cleanup of contaminated sites. He has worked extensively managing sites through the IEPA SRP and LUST programs. Prior to CCDEC, Mr. Schnoes managed the Permitting & Enforcement program at the City of Chicago overseeing the proper operation and/or cleanup of numerous sites. This involved close coordination with IEPA and the EPA emergency response program. Mr. Schnoes also worked as a contractor to the EPA investigating CERCLA and RCRA sites. He has a B.S. in Geology, an M.S. in Environmental Management, and is a Licensed Professional Geologist in Illinois.

Bryant Williams, Manager of Engineering Services, will be responsible for project management of site investigations, reviewing Phase I and II ESAs, coordinating community outreach efforts, and conducting remediation planning activities. He has 13 years' experience in environmental consulting and engineering, including Phase I and Phase II ESAs, environmental compliance audits, subsurface soil investigation,

groundwater monitoring, underground storage tank removal, indoor air quality studies, lead and asbestos surveys, project management, and asbestos operations and maintenance plan development. He has worked on Brownfield Assessment projects in Illinois, Michigan and Wisconsin, and worked extensively with EPA, IEPA, OSHA, and IDPH regulations. Mr. Williams has a B.S. in Environmental Science and Biology.

Chris Lipman, Solid Waste Coordinator will review Phase I and II ESA reports and conduct oversight of site investigations. He has 10 years' experience in environmental project management and compliance. In addition to his previous work as an environmental consultant performing Phase I and II ESAs for a range of properties including large scale manufacturing and petroleum sites, he spent several years with Sears Holdings Corporation managing environmental compliance for over 3,000 properties. He developed Spill Prevention Control and Countermeasures training and an online self-reporting inspection protocol implemented by over 600 locations with petroleum storage. Mr. Lipman has a B.S. in History.

Ellen O'Connor, Business Manager, will have responsibility for purchasing, financial tracking, and expenditure reporting. She has 8 years of experience in government and nonprofit financial accounting. As Grants and Contracts analyst at an institution of higher learning and at CCDEC, she handles applications, budgets, contract management, auditing and accounting for multiple federal grants, and coordinated contract and grant policies and procedures (including ARRA grants). Ms. O'Connor has an M.A. in Public Administration and a B.S. in Environmental Policy.

V.B.5.b Audit Findings Audited annually. No adverse audit findings.

V.B.5.c.i Currently or Has Ever Received an EPA Brownfields Assessment, Revolving Loan Fund, or Cleanup Grant The CCDPD received a Brownfield Assessment grant of \$200,000.00 in FY 1997 as a cooperative Brownfield Pilot activity with Harvey, IL. Cook County's goals were to stimulate economic development in the Harvey area with the introduction of new businesses and new jobs. The objectives of the pilot were to conduct a site assessment of the 39-acre Wyman-Gordon manufacturing facility, involve the community and other stakeholders in redevelopment planning, and begin planning efforts to leverage funds for cleanup through partnerships with developers and investors. The project was an overall success and launched the regional cooperation of South Cook County municipalities for Brownfield Redevelopment. All assessment funds from this grant were used.

CCDEC is currently the recipient of annual grants from EPA and delegation agreements from IEPA, and stimulus funds from U.S. DOE. CCDEC receives approximately \$860,000 annually under Sections 103 and 105 of the CAA to assist with the maintenance and operation of the ambient air quality monitoring network for National Ambient Air Quality Standards (NAAQS) for the Cook County and conduct inspections and enforcement of NESHAP area sources and asbestos projects. In 2010, the county received \$12.7 million in EECBG funds from U.S DOE. CCDEC is managing the EECBG grant and has distributed the funds to 69 sub-grantees, including 38 municipalities and 19 nonprofits. The grant has 1) created over 66 full time equivalent (FTE) jobs; 2) funded over 580 energy audits for businesses and homeowners, identifying almost 70 million KBTUs in potential energy savings and over \$2.3 million in cost savings in the first 5 years; 3) allowed 100 employers to set up pre-tax transit benefit programs, benefiting 951 employees; 4) funded projects such as the installation of a wind turbine, a large scale composter, street light and building retrofits. Less than 1% of the funds remain unexpended and we expect the balance to be zero by the end of the grant period.

CCDEC has developed comprehensive financial management processes and procedures that ensure high levels of compliance on federal financial assistance agreements with these previous grant programs, including a web-based Portal used in the EECBG grant to collect, organize and audit all program and financial documents from all sub-recipients was acknowledged as a best practice by the U.S. DOE.

Attachment A

Documentation of Threshold Criteria

III.C.THRESHOLD CRITERIA

1. Applicant Eligibility

Cook County, Illinois, through its Cook County Department of Environmental Control (CCDEC), and seven of its municipalities in the western suburbs have formed a coalition to apply for a \$600,000 U.S. Environmental Protection Agency (EPA) Coalition Assessment Grant. Cook County will serve as the grant recipient and is a home rule unit of local government as provided for in the Illinois Constitution of 1970. Cook County and its Coalition members (Bellwood, Forest Park, Franklin Park, Maywood, Melrose Park, Northlake, and Schiller Park) are also units of local government as described in 40 CFR Part 31. Letters from the individual municipalities agreeing to be part of the Coalition are included in Attachment E.

2. Letter from the State or Tribal Environmental Authority

CCDEC has received a letter from Ms. Heather Nifong from the Illinois Environmental Protection Agency (IEPA) Bureau of Land, Division of Remediation Management, stating support of the Cook County Brownfield Assessment Program. A signed copy of the letter is included in Attachment B.

3. Community Involvement

CCDEC and the Coalition members will inform and involve the community and other stakeholders throughout the project duration. At the beginning of the project during the site selection process, CCDEC will convene three planning meetings involving the Coalition members, the public, and other stakeholders. For the duration of the project, CCDEC will convene quarterly meetings of the Coalition members to discuss site progress and six biannual public meetings to inform the public of the project status and receive input. Additional meetings with the Coalition members, public, and other stakeholders will be conducted as needed. CCDEC will also seek community involvement during the project through activities including: preparation of media/press releases; FAQ sheets; community presentations; posts to websites (CCDEC, Coalition members, and stakeholders) and through Cook County's social media; articles in the CCDEC's quarterly e-newsletter; and direct contact with local organizations identified by the Coalition members. Additional information regarding community involvement is provided in V.B.2.a.iii and V.B.3.a of the proposal narrative.

4. Site Eligibility and Property Ownership Eligibility

Cook County and its coalition communities are applying for a coalition assessment grant that will be applied communitywide; therefore, no site eligibility or property ownership eligibility criterion applies.

Attachment B

Letter of Support from State -
Illinois Environmental Protection Agency



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 • (217) 782-2829

PAT QUINN, GOVERNOR

LISA BONNETT, DIRECTOR

January 21, 2014

Ms. Linda Mangrum

Ms. Kelley Moore

U.S. EPA, Region 5

77 West Jackson Blvd. (SM-7J)

Chicago, IL 60604-3507

Dear Ms. Mangrum and Ms. Moore:

The Cook County Department of Environmental Control is applying for a \$600,000 Brownfields Assessment Coalition Grant from U.S. EPA. Of that amount, \$446,086 would be used for hazardous substances and \$153,914 would be used for petroleum.

Coalition members include the Cook County Department of Environmental Control; the Villages of Bellwood, Franklin Park, Forest Park, Maywood, Melrose Park and Schiller Park; and the City of Northlake.

Illinois EPA supports the Cook County Department of Environmental Control's efforts to obtain federal Brownfields funds for this project. If you have any questions, please contact me at 217-785-4729 or at heather.nifong@illinois.gov

Sincerely,

A handwritten signature in blue ink that reads "Heather Nifong".

Heather Nifong

Programs Advisor

Division of Remediation Management

Attachment C

Documentation of Leveraged Resources

- Cook County Property Tax Ordinance
- Cook County IRB Program
- Cook County / CDBG Infrastructure Grants
- CCLBA grant documentation
- USEPA Revolving Loan Fund (RLF)
- IDNR Open Space Lands Acquisition & Development (OSLAD) Grants
- IEPA Leaking Underground Storage Tank (LUST) Program
- IEPA Municipal Brownfields Redevelopment Grant (MBRG) Program
- (See also letters of support in Attachment D)
 - Cook County Dept. of Planning and Development (CCDPD)
 - Metropolitan Water Reclamation District of Greater Chicago (MWRDGC)
 - Cook County Forest Preserve District (FPD)
 - Kansas State Technical Assistance to Brownfields (TAB) Program

PART I - GENERAL ORDINANCES
Chapter 74 - TAXATION
ARTICLE II. - REAL PROPERTY TAXATION

DIVISION 2. CLASSIFICATION SYSTEM FOR ASSESSMENT

DIVISION 2. CLASSIFICATION SYSTEM FOR ASSESSMENT

Sec. 74-60. Short title.

This division shall be known and may be cited as the Real Property Assessment Classification Ordinance.

Sec. 74-61. Purpose.

The County Board finds and declares that:

- (1) In certain areas of the County there is a lack of viable industrial and commercial buildings, which is contributing to substantial unemployment in such areas.
- (2) If existing industrial and commercial structures were improved and utilized fully, and if new industrial and commercial structures were developed, the County's economic well-being would be improved by an increase in the level of economic activity, by increased employment opportunities and by a growth in the real property tax base.
- (3) Because of the blighted or depressed condition of the areas where such development is needed, the ordinary unaided operation of private enterprise cannot accomplish the necessary modernization, rehabilitation and development, therefore provision must be made for public assistance and encouragement of such private enterprises.
- (4) The creation of new property tax classifications for:
 - a. New development of industrial structures, or the substantial rehabilitation and re-utilization of existing industrial structures, for the County as a whole as well as for specific areas of special need; and
 - b. New development of commercial structures, or the substantial rehabilitation and re-utilization of existing commercial structures in areas that are depressed, blighted or threatened with blight, is an appropriate and necessary method of providing such assistance and encouragement, and will result in increasing the tax base in such areas and for the entire County.
- (5) The creation of a new property tax classification for the rehabilitation and new construction of certain multifamily rental housing will increase and improve the stock of decent, safe and affordable housing for low- and moderate-income households in the County, and will remove the blight or potential blight of deteriorating housing stock while also increasing the tax base of the County.
- (6) The amendment of real estate assessment classifications for the purpose of lowering the assessment level for certain retention and development of the most affordable permanent housing available to homeless and very low income individuals.
- (7) The creation of a new property tax classification, to facilitate commercial and industrial development through remediation of property, contamination of which is not attributable to the owner, is an appropriate and necessary method of providing assistance and encouragement to achieve remediation and utilization of such property, which will result in increasing employment opportunities as well as the tax base in the areas in which such sites are located and in the entire County.
- (8) The Class L tax classification will encourage the preservation and rehabilitation of historically and architecturally significant buildings, will enhance the general character of real estate in the County and

PART I - GENERAL ORDINANCES
Chapter 74 - TAXATION
ARTICLE II. - REAL PROPERTY TAXATION

DIVISION 2. CLASSIFICATION SYSTEM FOR ASSESSMENT

contribute to the economic well-being of the County by increasing the level of economic activity, increasing employment opportunities and contributing to the long-term growth of the real property tax base.

- (9) The reduction of the assessment level for Class 3 properties will encourage the preservation and retention of existing rental housing units which is necessary and beneficial to the population of Cook County.

Sec. 74-62. System established; terms defined.

- (a) *Established.* The County hereby establishes the system of classifying real estate for the purposes of assessment for taxation set forth in this division.
- (b) *Definitions.* The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Abandoned property means, except as otherwise specified in Section 74-63, buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest.

Area in need of commercial development means any area within the County which satisfies the provisions of Section 74-65(a).

Certified local government means a unit of local government fulfilling the requirements of the National Historic Preservation Act of 1966 (16 U.S.C. § 470a) [the "Act"] that has been certified by the Illinois State Historic Preservation Officer pursuant to the Act.

Community area means an area within the City of Chicago so designated and identified by the Social and Economic Characteristics of Chicago's Population: Community Area Profiles, December 1992 or revisions thereto, or in the County outside the City of Chicago, as defined by the municipality concerned or by the County in unincorporated areas.

Contributing building means a building which is a historic structure within a specifically designated historic or landmark district pursuant to a local ordinance, approved by a certified local government, which has been certified by the Illinois Historic Preservation Agency, and which meets the following criteria:

- (1) The building was constructed within or present during the period of historical significance of the district;
- (2) The building relates to the significant features, qualities and/or themes that give the district its historic, cultural and/or architectural significance; and
- (3) The building substantially retains its design, materials and appearance from the period of historical significance of the district; or if substantially altered, the changes are reversible such that, through the substantial rehabilitation of the building, the building will be returned to a state that substantially retains its design, materials and appearance from the period of historical significance of the district.

Cook County Tax Reactivation Project means a project in the County of Cook administered by the Cook County Assessor's Office, or other authorized entity, wherein marketable properties located in the County of Cook are identified and then purchased through the no cash bid process pursuant to Chapter 35 of the Illinois Compiled Statutes, or any subsequent statute.

Expiring contract means a project based assistance contract under Section 8 of the United States Housing Act of 1937 (42 U.S.C. § 1437f) which, under the terms of the contract, will expire.

PART I - GENERAL ORDINANCES
Chapter 74 - TAXATION
ARTICLE II. - REAL PROPERTY TAXATION

DIVISION 2. CLASSIFICATION SYSTEM FOR ASSESSMENT

Fair market rent and HUD FMR mean the fair market rental established under Section 8(c) of the United States Housing Act of 1937 (42 U.S.C. § 1437f).

HUD means the United States Department of Housing and Urban Development (HUD).

HUD's Section 8 renewal policy guidelines means that certain handbook titled "Section 8 Renewal Policy: Guidelines for the Renewal of Project Based Section 8 Contracts" as published from time to time by the United States Department of Housing and Urban Development Office of Multi-Family Housing, as amended from time to time, or any successor publication.

Illinois Historic Preservation Agency means the Illinois Historic Preservation Agency, established pursuant to the Historic Preservation Agency Act (20 ILCS 3405/1, et seq.) and the Illinois Historic Preservation Act (20 ILCS 3410/1, et seq.).

In need of substantial revitalization means an area no less than ten contiguous acres or more than one contiguous square mile in size which is in a state of extreme economic depression evidenced by such factors, as defined in the rules and regulations as promulgated by the Office of the County Assessor, among others, as:

- (1) Substantial unemployment;
- (2) A low level of median family income;
- (3) Aggravated abandonment, deterioration, and underutilization of properties;
- (4) A lack of viable industrial and commercial buildings whose absence significantly contributes to the depressed economic and unemployment conditions in the area;
- (5) A clear pattern of stagnation or decline of real estate taxes within the area as a result of its depressed condition;
- (6) A manifest lack of economic feasibility for private enterprise to accomplish the necessary modernization, rehabilitation and development of the area without public assistance and encouragement; and
- (7) Other factors which evidence an imminent threat to public health, welfare and safety.

Landmark means a building which is specifically designated as a historic or landmark structure pursuant to a local ordinance, approved by a certified local government, pursuant to its criteria, which have been certified by the Illinois Historic Preservation Agency. The definition of landmark does not include a facade or other architectural element which has been preserved and designated as a historic structure, if the remainder of the building has been demolished and replaced.

Low- or moderate-income person or household means a person or household occupying a single dwelling unit and whose combined annual income is equal to or less than the income limits for low-income families for the Chicago Metropolitan Statistical Area as determined by the Secretary of the United States Department of Housing and Urban Development pursuant to the United States Housing Act of 1937 (42 U.S.C. § 1437 et seq.). A household consists of all the occupants of a legal dwelling unit, related or unrelated.

Major rehabilitation means, for purposes of the Class 9 provisions of this division only, the extensive renovation or replacement of primary building components or systems as further prescribed by rule of the Assessor.

Manufacturing means the material staging and production of goods used in procedures commonly regarded as manufacturing, processing, fabrication, or assembling which changes existing material into new shapes, new qualities, or new combinations and including research and development associated with the production of goods.

PART I - GENERAL ORDINANCES
Chapter 74 - TAXATION
ARTICLE II. - REAL PROPERTY TAXATION

DIVISION 2. CLASSIFICATION SYSTEM FOR ASSESSMENT

Mark up to market option means a contract renewal option, pursuant to Section 524(a)(4)(A) of the Multifamily Assisted Housing Reform and Affordability Act of 1997 [MAHRA] (Title V of Public Law No. 105-65, October 27, 1997, 111 Stat. 1384ff), as amended by Section 531 of the Departments of Veterans Affairs and Housing and Urban Development, and Independent Agencies Appropriations Act, 2000 (Pub. L. No. 106-74, October 20, 1999, 113 Stat. 1109ff) (42 U.S.C. § 1437f) or any successor statute, for eligible properties located in strong markets, where a rent comparability study conducted by HUD has determined that comparable market rents are at or above 100 percent of the HUD Fair Market Rent, and for which HUD is authorized to approve renewal terms providing rents higher than the HUD FMR. The mark up to market option includes increasing rents from the HUD FMR to the level of an existing use restriction on a property.

Mark up to market option under HUD's discretionary authority means a contract renewal option, pursuant to Section 524 (a)(4)(C) or (D) of the Multifamily Assisted Housing Reform and Affordability Act of 1997 [MAHRA] (Title V of Public Law No. 105-65, October 27, 1997, 111 Stat. 1384ff), as amended by Section 531 of the Departments of Veterans Affairs and Housing and Urban Development, and Independent Agencies Appropriations Act, 2000 (Pub. L. No. 106-74, October 20, 1999, 113 Stat. 1109ff) (42 U.S.C. § 1437f) or any successor statute, providing rents higher than the HUD FMR, based on the exercise of HUD's discretionary authority, for properties which do not necessarily meet the usual eligibility criteria, but do meet a special set of statutory criteria, in that a vulnerable population is affected; there is a low vacancy rate in the area, which would make tenant based assistance difficult to use, or a lack of comparable housing; or the project is a high priority for the local community, as demonstrated by a contribution of state or local funds to the property.

Market value means that value, estimated at the price it would bring at a fair voluntary sale.

Marketable means tax delinquent commercial and/or industrial parcels targeted by the South Suburban Tax Reactivation Program which have been identified by the County Department of Planning and Development, or other authorized entity, as a property, that if developed, would bring economic benefit to the affected taxing districts.

Multifamily residential real estate means real estate which is used primarily for residential purposes and consists of an existing multifamily building containing seven or more rental dwelling units.

No further remediation letter means a letter from the IEPA, addressing the entire site, approving or approving with conditions a remedial action completion report.

Period of historical significance, for purposes of the Class L provisions of this division, means the period of development history (represented by the buildings in the district) for which the district is significant.

Preservation commission means a commission or similar body established by a certified local government pursuant to the National Historic Preservation Act of 1966 (16 U.S.C. § 470a) [the "Act"], generally for the purpose of identifying, preserving, protecting, recommending for designation and encouraging the continued use and the rehabilitation of areas, properties and structures having historical and/or architectural significance.

Real estate means not only the land itself, whether laid out in town or city lots, or otherwise, with all things contained therein, but also all buildings, structures and improvements, and their permanent fixtures, of whatsoever kind, thereon, and all rights and privileges belonging or in anywise pertaining thereto. Included therein is any vehicle or similar portable structures used or so constructed as to permit its being used as a dwelling for one or more persons; if such structure is resting in whole on a permanent foundation.

Real estate, improved. For purposes of this division and more particularly Section 74-63, real estate while under lease or license to a unit of local government for an annual rental or fee of not more than \$1.00, shall not be deemed to be improved as a result of any alterations, additions or modifications consisting of the construction, landscaping, maintenance, or beautification of parks, parkways, parking lots, playgrounds, or similar public facilities operated or

PART I - GENERAL ORDINANCES
Chapter 74 - TAXATION
ARTICLE II. - REAL PROPERTY TAXATION

DIVISION 2. CLASSIFICATION SYSTEM FOR ASSESSMENT

maintained for the public benefit. During the term of such lease or license, including extensions thereof, the real estate which is the subject of such lease or license shall be treated as though such alterations, additions, or modifications have not been made.

Real estate used for commercial purposes means any real estate used primarily for buying and selling of goods and services, or for otherwise providing goods and services, including any real estate used for hotel and motel purposes.

Real estate used for industrial purposes means any real estate used primarily in manufacturing, as defined in this section, or in the extraction or processing of raw materials unserviceable in their natural state to create new physical products or materials, or in the processing of materials for recycling, or in the transportation or storage of raw materials or finished physical goods in the wholesale distribution of such materials or goods for sale or leasing.

Real estate used for residential purposes means any improvement or portion thereof occupied solely as a dwelling unit.

Remedial action plan means a plan addressing remediation of the entire site, approved by the IEPA pursuant to its site remediation program. The plan must include, as applicable: an executive summary; remediation objectives appropriate for the described planned industrial or commercial use; remedial technologies selected; confirmation sampling plan; applicable preventive, engineering, and institutional controls and monitoring procedures; cost estimates and timetable.

Rents affordable to low- and moderate-income persons and households means gross rents that do not exceed 30 percent of the adjusted income of a household whose income equals 55 percent of the median income for the Chicago Metropolitan Statistical Area, with adjustments for number of bedrooms in the units, as determined annually by the Secretary of the United States Department of Housing and Urban Development, or rents for units occupied by households receiving housing assistance under Section 8 of the United States Housing Act of 1937 (42 U.S.C. § 1437 et seq.). The term "gross rents" means the rental cost of the unit plus any allowances for tenant paid utilities (except telephone), services and appliances.

Section 8 contract means a contract for project-based assistance for a multifamily housing project under Section 8 of the United States Housing Act of 1937 (42 U.S.C. § 1437f).

Section 8 contract renewal means (a) renewal of a Section 8 contract for an additional five years under the mark up to market option or under the mark up to market option under HUD's discretionary authority, after a determination of eligibility by HUD pursuant to its authority under Section 524(a)(4)(A), (C), or (D) of the Multifamily Assisted Housing Reform and Affordability Act of 1997 [MAHRA] (Title V of Public Law No. 105-65, October 27, 1997, 111 Stat. 1384ff), as amended by Section 531 of the Departments of Veterans Affairs and Housing and Urban Development, and Independent Agencies Appropriations Act, 2000 (Pub. L. No. 106-74, October 20, 1999, 113 Stat. 1109ff) (42 U.S.C. § 1437f) or any successor statute; or (b) renewal of a Section 8 contract by a not-for-profit corporation under any available option under HUD's renewal procedures as described in HUD's Section 8 Renewal Policy Guidelines.

Single room occupancy means a room rented as sleeping or living quarters with or without cooking facilities located in the same room as the sleeping or living quarters, and with or without individual bathrooms.

Single room occupancy building means a multiunit residential building in which at least 90 percent of the units are single room occupancy units, excluding rooms occupied by management employees, and in which at least 75 percent of the annual occupancy of the SRO units is for monthly terms.

PART I - GENERAL ORDINANCES
Chapter 74 - TAXATION
ARTICLE II. - REAL PROPERTY TAXATION

DIVISION 2. CLASSIFICATION SYSTEM FOR ASSESSMENT

Site means, for the purposes of the Class C provisions of this division, the real estate which is remediated and developed for industrial or commercial use. The site must be identified by property index number, and must be delineated by an accurate legal description if it comprises less than the whole of any parcel at the time of application.

Site remediation program or program means remediation of the site as appropriate for the planned industrial or commercial use, according to a remedial action plan approved by the Illinois Environmental Protection Agency (IEPA), pursuant to its site remediation program, under the authority of Title XVII of the Environmental Protection Act (415 ILCS 5/58 et seq.).

State Historic Preservation Officer means the Director of the Illinois Historic Preservation Agency.

Substantial rehabilitation,, for the purposes of the Class L provisions of this article only, means the extensive renovation or replacement of primary building systems of the landmark and/or the significant improvement of the condition of the landmark, as further prescribed by rule of the Assessor; which meets or exceeds the standards of the United States Department of the Interior for rehabilitation, preservation, restoration, and reconstruction of historic properties; and which has been completed in accordance with plans approved by the certified local government within which the landmark is located.

Targeted area means census tracts in the City of Chicago or census block groups in the County outside of the City of Chicago, as defined and identified by the U.S. Census Bureau's most recent census, in which at least 51 percent of the residents are low- or moderate-income persons.

Sec. 74-63. Assessment classes.

Real estate is divided into the following assessment classes:

- (1) *Class 1.* Unimproved real estate.
- (2) *Class 2.* Real estate:
 - a. Used as a farm;
 - b. Used for residential purposes when improved with a house, an apartment building of not more than six living units, or residential condominium, a residential cooperative or a government-subsidized housing project, if required by statute to be assessed in the lowest assessment category;
 - c. Improved with a building put to commercial and residential use, of six or less units where the building measures less than 20,000 square feet of above grade space; or
 - d. Real estate improved with a single room occupancy building, as defined in this division, provided that:
 1. At least one-third of the single room occupancy units are leased at no more than 80 percent of the current "Fair Market Rent Schedule for Existing Housing for Single Room Occupancy Units" as set by the United States Department of Housing and Urban Development (hereinafter "FMR schedule");
 2. No single room occupancy units are leased at rents in excess of 100 percent of the current FMR schedule;
 3. The overall maximum average rent per unit for all single room occupancy units in the building shall not exceed 90 percent of the current FMR schedule; and

PART I - GENERAL ORDINANCES
Chapter 74 - TAXATION
ARTICLE II. - REAL PROPERTY TAXATION

DIVISION 2. CLASSIFICATION SYSTEM FOR ASSESSMENT

4. The subject property is in substantial compliance with all local building, safety and health codes and requirements.

In the event that the owner fails to comply with these requirements, the Class 2 classification shall be revoked.

- (3) *Class 3.* All improved real estate used for residential purposes which is not included in any other class.
- (4) *Class 4.* Real estate owned and used by a not-for-profit corporation in furtherance of the purposes set forth in its charter unless used for residential purposes. If such real estate is used for residential purposes, it shall be classified in the appropriate residential class.
- (5) *Class 5a.* All real estate not included in Class 1, Class 2, Class 3, Class 4, Class 5b, Class 6b, Class C, Class 7a, Class 7b, Class 8, Class 9, Class S or Class L of this section.
- (6) *Class 5b.* All real estate used for industrial purposes as defined herein and not included in any other class.
- (7) *Class 6b.* Real estate used primarily for industrial purposes, consisting of all newly constructed buildings or other structures, including the land upon which they are situated; or abandoned property, including the land upon which such property is situated; or all buildings and other structures which are substantially rehabilitated to the extent such rehabilitation has added to their value, including qualified land related to the rehabilitation. Land qualifies when the rehabilitation adds vertical or horizontal square footage to the improvements. The amount of land eligible for the incentive shall be in such proportion as the square footage added by the rehabilitation bears to the total square footage of the improvements on the parcel.
- a. An applicant must obtain from the municipality in which the real estate is located or the County Board if the real estate is located in an unincorporated area, an Ordinance or Resolution expressly stating that the municipality or County Board, as the case may be, has determined that the incentive provided by Class 6b is necessary for development to occur on that specific real estate and that the municipality or County Board, as the case may be, supports and consents to the Class 6b application to the Assessor. A certified copy of the Ordinance or Resolution need not be filed at the time of filing the Class 6b eligibility application with the Assessor, but must be filed with the Assessor no later than the date an assessment appeal is filed to request the class change to Class 6b. If the Resolution is not filed at the time of the eligibility application, the applicant shall instead file, at that time, a letter from the municipality or the County, as the case may be, confirming that a Resolution or Ordinance supporting the incentive has been requested.
- b. A copy of the Resolution or letter confirming that a Resolution has been requested, whichever is filed with the application, will be forwarded by the Assessor's Office to the Secretary of the County Board for distribution to the members of the County Board from the affected districts.
- c. Class 6b applications for newly constructed or substantially rehabilitated buildings and other structures must be made to the Assessor within one year prior to the commencement of such new construction or substantial rehabilitation to qualify for a Class 6b incentive. With respect to abandoned property, the Class 6b application must be made to the Assessor prior to the commencement of the reoccupation of the vacant and unused property.
- d. In the instance where real estate does not meet the definition of abandoned property as defined herein, the municipality or the County Board, as the case may be, may still determine that special circumstances justify finding that the property is deemed "abandoned" for purpose of Class 6b, unless:

PART I - GENERAL ORDINANCES
Chapter 74 - TAXATION
ARTICLE II. - REAL PROPERTY TAXATION

DIVISION 2. CLASSIFICATION SYSTEM FOR ASSESSMENT

1. There has been a purchase for value and the buildings and other structures have not been vacant and unused prior to such purchase; or
2. There has been no purchase for value and the buildings and other structures have been vacant and unused for less than 24 continuous months.

The finding of abandonment, along with the specification of the special circumstances, shall be included in the Resolution or Ordinance supporting and consenting to the Class 6b application. If the Ordinance or Resolution is that of a municipality, the approval of the County Board is required to validate such a finding that the property is deemed "abandoned" for purposes of Class 6b, and a County Resolution to that effect shall be obtained. The applicant must obtain the municipal enabling Ordinance with the required finding of special circumstances and present such municipal Ordinance to the Board of Commissioners of Cook County prior to its determination as to whether it will validate such a finding that the property is deemed "abandoned" for purposes of Class 6b and provide a County Resolution to that effect. A certified copy of an Ordinance or Resolution finding that special circumstances exist, as well as a certified copy of a County Ordinance or Resolution validating such a finding that the property is deemed "abandoned" for purposes of Class 6b need not be filed at the time of filing the Class 6b eligibility application with the Assessor, but must be filed with the Assessor no later than the date an assessment appeal is filed to request the class change to Class 6b. If the Resolution is not filed at the time of the Class 6b eligibility application, the applicant shall instead file, at that time, a letter from the municipality or the County as the case may be, confirming that a Resolution or Ordinance regarding special circumstances has been requested.

Temporary Emergency Economic Recovery Modification (TEERM) Program: In the instance where real estate does not meet the definition of abandoned property as defined herein, the municipality or the County Board, as the case may be, may still determine that special circumstances justify finding that the property is deemed "abandoned" for purpose of a Class 6b under the TEERM Program if there has been no purchase for value and the buildings and other structures have been vacant and unused for at least 12 continuous months. The finding of abandonment, along with the specification of the special circumstances, shall be included in the Resolution or Ordinance supporting and consenting to the Class 6b application under the TEERM Program. If the Ordinance or Resolution is that of a municipality, the approval of the County Board is required to validate such a finding that the property is deemed "abandoned" for purposes of Class 6b, and a County Resolution to that effect shall be obtained. The applicant must obtain the municipal enabling Ordinance with the required finding of special circumstances and present such municipal Ordinance to the Board of Commissioners of Cook County prior to its determination as to whether it will validate such a finding that the property is deemed "abandoned" for purposes of Class 6b and provide a County Resolution to that effect. A certified copy of an Ordinance or Resolution finding that special circumstances exist, as well as a certified copy of a County Ordinance or Resolution validating such a finding that the property is deemed "abandoned" for purposes of Class 6b need not be filed at the time of filing the Class 6b application with the Assessor, but must be filed with the Assessor no later than the date an assessment appeal is filed to request the class change to Class 6b. If the Resolution is not filed at the time of the Class 6b application, the applicant shall instead file, at that time, a letter from the municipality or the County as the case may be, confirming that a Resolution or Ordinance regarding special circumstances has been requested.

Sustainable Emergency Relief (SER) Program: In the instance where real estate does not meet the definition of abandoned property as defined herein, the municipality or the County Board, as the case

PART I - GENERAL ORDINANCES
Chapter 74 - TAXATION
ARTICLE II. - REAL PROPERTY TAXATION

DIVISION 2. CLASSIFICATION SYSTEM FOR ASSESSMENT

may be, may still determine that special circumstances justify finding that the property is deemed "qualified" for purpose of Class 6b under the SER Program if:

1. The industrial enterprise that occupies the premises has been at the same location for a minimum of ten years prior to the date of application for the SER Program;
2. The industrial enterprise that occupies the premises submits evidence of hardship supporting a determination that participation in the SER Program is necessary for the industrial enterprise to continue operations at its current location and maintain its staff, and that without such designation the industrial enterprise would not be economically viable causing the property to be in imminent risk of becoming vacant and unused; and
3. The applicant is not receiving another Cook County property tax incentive for the same property.

The finding that a property is qualified, along with the specification of the special circumstances, and a determination that the applicant's participation in the SER Program is necessary for the industrial enterprise to continue operations at its current location and maintain its staff, and that without such designation the industrial enterprise would not be economically viable causing the property to be in imminent risk of becoming vacant and unused, shall be included in the Resolution or Ordinance supporting and consenting to the Class 6b application. If the Ordinance or Resolution is that of a municipality, the approval of the County Board is required to validate such a finding that the property is deemed "qualified" for purposes of Class 6b, and a County Resolution to that effect shall be obtained. The applicant must obtain the municipal enabling Ordinance with the required finding of special circumstances and present such municipal Ordinance to the Board of Commissioners of Cook County prior to its determination as to whether it will validate such a finding that the property is deemed "qualified" for purposes of Class 6b and provide a County Resolution to that effect. A certified copy of an Ordinance or Resolution finding that special circumstances exist, as well as a certified copy of a County Ordinance or Resolution validating such a finding that the property is deemed "qualified" for purposes of Class 6b need not be filed at the time of filing the Class 6b application with the Assessor, but must be filed with the Assessor no later than the date an assessment appeal is filed to request the class change to Class 6b. If the Resolution is not filed at the time of the Class 6b application, the applicant shall instead file, at that time, a letter from the municipality or the County as the case may be, confirming that a Resolution or Ordinance regarding special circumstances has been requested.

Applications for the TEERM Program or SER Program under a Class 6b application must be received by the Assessor's Office on or before November 30, 2018 to receive consideration.

The Assessor shall provide by rule for the filing of annual reports by recipients of Class 6b incentives granted pursuant to the SER Program as to the use of the property and the number of persons employed at the Class 6b site. In such reports, recipients shall be required to certify whether the industrial enterprise that occupied the premises at the time of the SER application continues its operations at that location. In addition, recipients of Class 6b incentives granted pursuant to the SER Program shall be required to report to the Assessor within 30 days if the industrial enterprise that occupied the premises at the time of the SER application ceases operations at that location. A copy of such reports will be forwarded by the Assessor's Office to the Secretary of the County Board for distribution to members of the County Board from the affected districts. Failure to file such reports within the time established by the Assessor's rules shall result in loss of the incentive for the period

PART I - GENERAL ORDINANCES
Chapter 74 - TAXATION
ARTICLE II. - REAL PROPERTY TAXATION

DIVISION 2. CLASSIFICATION SYSTEM FOR ASSESSMENT

relating to the nonfiling. Additionally, if the industrial enterprise that occupied the premises at the time of the SER application ceases operations at that location, then the Class 6b incentive granted pursuant to the SER program shall terminate.

- e. This classification shall continue for a period of 12 years from the date such new construction (excluding demolition, if any) or such substantial rehabilitation was completed and initially assessed, or in the case of abandoned property, from the date of substantial reoccupancy, or in the case of incentives granted pursuant to the TEERM Program, from the date of the notice of approval. In the case of incentives granted pursuant to the SER Program, this classification shall continue for a period of 12 years from the date of the notice of approval, or until the industrial enterprise that occupied the premises at the time of the SER application ceases operations at that location if that occurs sooner.
- f. Unless a Class 6b granted pursuant to the TEERM Program or the SER Program, this incentive may be renewed during the last year a property is entitled to a ten percent assessment level pursuant to section 74-64(7), if the following requirements are met:
 - 1. The taxpayer notifies the Assessor's Office of intent to request renewal of the incentive from the municipality or the County Board if the real estate is located in an unincorporated area;
 - 2. The municipality in which the real estate is located or the County Board, if the real estate is located in an unincorporated area, adopts a Resolution expressly stating that the municipality or the County Board, as the case may be, has determined that the industrial use of the property is necessary and beneficial to the local economy, and supports and consents to renewal of the Class 6b; and
 - 3. A copy of that Resolution and a completed renewal application are filed with the Assessor's Office before the expiration of the ten-percent assessment level period.
- g. Class 6b incentives that are granted pursuant to the TEERM Program or SER Program are not renewable. For all other Class 6b incentives, the number of renewal periods is not limited as long as the property continues to apply and meet the requirements for Class 6b.
- h. A copy of the request for renewal of the incentive will be forwarded by the Assessor's Office to the Secretary of the County Board for distribution to members of the County Board from the affected districts.
- i. If no renewal is obtained, the incentive shall be phased out over the next two years, pursuant to Section 74-64(7). After expiration of the last incentive period, the real estate shall revert to the applicable classification under this division.
- j. The Assessor may adopt rules consistent with this subsection necessary to ensure proper review of all factors relevant to determine eligibility for the benefits provided under Class 6b.
- k. The Assessor shall provide by rule for the filing of triennial reassessment reports by all Class 6b recipients as to the use of the property and the number of persons employed at the Class 6b site. A copy of such reports will be forwarded by the Assessor's Office to the Secretary of the County Board for distribution to members of the County Board from the affected districts. Failure to file such reports within the time established by the Assessor's rules shall result in loss of the incentive for the period relating to the nonfiling.

PART I - GENERAL ORDINANCES
Chapter 74 - TAXATION
ARTICLE II. - REAL PROPERTY TAXATION

DIVISION 2. CLASSIFICATION SYSTEM FOR ASSESSMENT

- (8) Class C. Real estate which is to be used for industrial or commercial purposes, including abandoned property, as defined in Section 74-62, including the land upon which such property is situated; or vacant land; where such real estate because of contamination has undergone environmental testing and remediation and has received a "No Further Remediation Letter" from the site remediation program.
- a. To be eligible for a Class C classification an applicant must have received a "No Further Remediation Letter" confirming achievement of the remediation objectives based on the industrial or commercial use.
 - b. The owner of the property is rendered ineligible for the Class C classification by having previously owned or operated the site, directly or indirectly, or having been a partner or being associated through a family or business relationship with anyone who has owned or operated the site, which ownership or operation caused the contamination which was remediated pursuant to a site remediation. A present owner who can successfully demonstrate that the owner was not responsible for the contamination may be eligible for Class C classification.
 - c. An applicant must obtain from the municipality in which the real estate is located or the County Board if the real estate is located in an unincorporated area, an ordinance or resolution expressly stating that the municipality or County Board, as the case may be, has determined that the incentive provided by Class C is necessary for development to occur on that specific real estate and that the municipality or County Board, as the case may be, supports and consents to the Class C application to the Assessor. A certified copy of the ordinance or resolution must be filed at the time of application for the Class C classification. A copy of that ordinance or resolution, whichever is submitted, will be forwarded by the Assessor's Office to the Secretary of the Board for distribution to the members of the County Board from the affected districts.
 - d. To qualify for the Class C classification, an application for Class C classification must be made within one year of the receipt of the "No Further Remediation Letter." Where an application for Class C classification encompasses less than all of the contiguous property owned by the applicant upon which remediation has been completed, the one year limitation will be waived for any subsequent separate application for Class C classification for the remainder or for additional portions of the property, provided that such subsequent application is made within seven years.
 - e. Additionally, to qualify for the Class C classification, the estimated remediation costs, including site investigation, testing, oversight, remediation and removal costs, monitoring, and engineering and legal fees associated with the remediation process, must total at least \$100,000.00, or alternatively, must total at least 25 percent of the market value of the real estate as determined by the Assessor's property record card in the year prior to the remediation, whichever is less.
 - f. The initial Class C classification shall continue for a period of 12 years for both industrial and commercial property. For industrial property, this incentive may be renewed during the last year a property is entitled to a 16 percent assessment level, if the following requirements are met:
 1. The taxpayer notifies the Assessor's Office of the taxpayer's intent to request renewal of the incentive from the municipality, or the County Board if the real estate is located in an unincorporated area;
 2. The municipality in which the real estate is located or the County Board, if the real estate is located in an unincorporated area, adopts a resolution expressly stating that the municipality or County Board, as the case may be, has determined that the industrial use of the property is

PART I - GENERAL ORDINANCES
Chapter 74 - TAXATION
ARTICLE II. - REAL PROPERTY TAXATION

DIVISION 2. CLASSIFICATION SYSTEM FOR ASSESSMENT

necessary and beneficial to the local economy, and supports and consents to renewal of the Class C; and

3. A copy of that resolution and a completed renewal application are filed with the Office of the Assessor before the expiration of the 16 percent assessment level period.

The number of renewal periods is not limited as long as the property continues to apply and qualify for Class C. Any property which applies for Class C treatment on or before the adoption date of the ordinance from which this division is derived will be eligible for this renewal term at the end of their original incentive period subject to the above requirements. The notice of intent to request renewal which is filed with the Assessor's Office will be forwarded by the Assessor's Office to the Secretary of the Board for distribution to members of the County Board from the effected districts.

- g. If, on November 23, 1999, a property is receiving Class C treatment, but the assessment level is higher than 16 percent, that taxpayer may apply for renewal as outlined above and receive a 16 percent assessment level for the prescribed period beginning after the filing and approval of the resolution and renewal application. However, if, as of that effective date, the taxpayer's assessment is higher than 16 percent and the taxpayer is granted a renewal of the incentive for subsequent years, no reduction of the current assessment level based on renewal of the incentive will be granted. If no renewal is obtained, the incentive shall be phased out over the next two years, pursuant to Section 74-64. After such ten-year period expiration of the last incentive period, the real estate shall revert to the applicable classification under this division.
 - h. For commercial properties, once the original 12-year incentive period has expired, the commercial Class C incentive will expire. The incentive classification will not be subject to renewal and the real estate shall revert to the applicable classification under this division.
 - i. The Assessor shall review the application and supporting documentation to determine eligibility for the Class C classification. The Assessor may adopt rules consistent with the foregoing necessary to ensure proper review of all factors relevant to determine initial and continued eligibility for the benefits provided under the Class C classification.
 - j. The Assessor shall provide by rule for the filing of triennial reassessment reports by all Class C recipients as to the use of the property and the number of persons employed at the Class C site. Such reports shall be verified. Failure to file such reports within the time established by the Assessor's rules shall result in loss of the incentive for the period relating to the nonfiling.
- (9) *Class 7a.* Real estate used primarily for commercial purposes, comprising a qualified commercial development project, as determined pursuant to Section 74-65(a), located in an area in need of commercial development, where total development costs, exclusive of land, do not exceed \$2,000,000.00, consisting of all newly constructed buildings or other structures, including the land upon which they are situated; or abandoned property, as defined in this division, including the land upon which such property is situated; or all buildings and other structures which are substantially rehabilitated to the extent such rehabilitation has added to their value, including qualified land related to the rehabilitation. Land qualifies when the rehabilitation adds vertical or horizontal square footage to the improvements. The amount of land eligible for the incentive shall be in such proportion as the square footage added by the rehabilitation bears to the total square footage of the improvements on the parcel.

PART I - GENERAL ORDINANCES
Chapter 74 - TAXATION
ARTICLE II. - REAL PROPERTY TAXATION

DIVISION 2. CLASSIFICATION SYSTEM FOR ASSESSMENT

- a. In the instance where real estate does not meet the definition of abandoned property as defined herein, the municipality or the County Board, as the case may be, may still determine that special circumstances justify that the property is deemed "abandoned" for purposes of Class 7a. The finding of abandonment, along with the specification of the special circumstances, shall be included in the resolution or ordinance supporting and consenting to the Class 7a application. Notwithstanding the foregoing, special circumstances may not be determined to justify finding that a property is deemed "abandoned" where:

- A. There has been a purchase for value and the buildings and other structures have not been vacant and unused prior to such purchase; or
- B. There has been no purchase for value and the buildings and other structures have been vacant and unused for less than 24 continuous months.

Such resolution or ordinance must be filed with the eligibility application. If the ordinance or resolution is that of a municipality, the approval of the County Board is required to validate such a finding that the property is deemed "abandoned" for purposes of Class 7a and a resolution to that effect shall be included with the Class 7a eligibility application filed with the Assessor.

- b. This classification shall continue for a period of 12 years from the date such new construction (excluding demolition, if any) or such substantial rehabilitation was completed and initially assessed, or in the case of abandoned property, from the date of substantial reoccupancy. After such 12-year period, the real estate shall revert to the applicable classification under this division.
- c. The Assessor shall provide by rule for the filing of triennial reassessment reports by all Class 7a recipients as to the use of the property and the number of persons employed at the Class 7a site. Such reports shall be verified. Failure to file such reports within the time established by the Assessor's rules shall result in loss of the incentive for the period relating to the nonfiling.

- (10) *Class 7b.* Real estate used primarily for commercial purposes, as defined in this division, comprising a qualified commercial development project, as determined pursuant to Section 74-65(a), located in an "area in need of commercial development", where total development costs, exclusive of land, exceed \$2,000,000.00, consisting of all newly constructed buildings or other structures, including the land upon which they are situated; or abandoned property, as defined herein, including the land upon which such property is situated; or all buildings and other structures which are substantially rehabilitated to the extent such rehabilitation has added to their value, including qualified land related to the rehabilitation. Land qualifies when the rehabilitation adds vertical or horizontal square footage to the improvements. The amount of land eligible for the incentive shall be in such proportion as the square footage added by the rehabilitation bears to the total square footage of the improvements on the parcel.

- a. In the instance where real estate does not meet the definition of abandoned property as defined herein, the municipality or the County Board, as the case may be, may still determine that special circumstances justify finding that the property is deemed "abandoned" for purposes of Class 7b. The finding of abandonment, along with the specification of the special circumstances, shall be included in the resolution or ordinance supporting and consenting to the Class 7b application. Notwithstanding the foregoing, special circumstances may not be determined to justify finding that a property is deemed "abandoned" where:

- A. There has been a purchase for value and the buildings and other structures have not been vacant and unused prior to such purchase; or

PART I - GENERAL ORDINANCES
Chapter 74 - TAXATION
ARTICLE II. - REAL PROPERTY TAXATION

DIVISION 2. CLASSIFICATION SYSTEM FOR ASSESSMENT

- B. There has been no purchase for value and the buildings and other structures have been vacant and unused for less than 24 continuous months.

Such resolution or ordinance must be filed with the eligibility application. If the ordinance or resolution is that of a municipality, the approval of the County Board is required to validate such a finding that the property is deemed "abandoned" for purposes of Class 7b and a resolution to that effect shall be included with the Class 7b eligibility application filed with the Assessor.

- b. This classification shall continue for a period of 12 years from the date such new construction (excluding demolition, if any) or such substantial rehabilitation was completed and initially assessed, or in the case of abandoned property, from the date of substantial reoccupancy.
 - c. The Assessor shall provide by rule for the filing of triennial reassessment reports by all Class 7b recipients as to the use of the property and the number of persons employed at the Class 7b site. Such reports shall be verified. Failure to file such reports within the time established by the Assessor's rules shall result in loss of the incentive for the period relating to the nonfiling.
- (11) *Class 8.* Real estate used primarily for industrial and commercial purposes, consisting of all newly constructed buildings or other structures, including the land upon which they are situated; or abandoned property, as defined in this division, including the land upon which such property is situated; or all buildings and other structures which are substantially rehabilitated to the extent such rehabilitation has added to their value, including qualified land related to the rehabilitation.
- a. Land qualifies when the rehabilitation adds vertical or horizontal square footage to the improvements. The amount of land eligible for the incentive shall be in such proportion as the square footage added by the rehabilitation bears to the total square footage of the improvements on the parcel. Such real estate must be either obtained through the Cook County Tax Reactivation Project or must be located in one of the following designated geographical areas:
 - 1. An area which has been certified as in need of substantial revitalization in accordance with the provisions of Section 74-65(b);
 - 2. An enterprise community as proposed and approved by the County Board on June 22, 1994, or the Chicago City Council on May 18, 1994, and the municipality in which such real estate is located, or, if in an unincorporated area, the County must by lawful Resolution determine that such real estate is consistent with an overall plan for the rehabilitation of the area; or
 - 3. Any one of the following five townships: Bloom; Bremen; Calumet; Rich; and Thornton.
 - b. In the instance where real estate does not meet the definition of abandoned property as defined herein, the municipality or the County Board, as the case may be, may still determine that special circumstances justify that the property is deemed "abandoned" for purpose of Class 8, unless:
 - 1. There has been a purchase for value and the buildings and other structures have not been vacant and unused prior to such purchase; or
 - 2. There has been no purchase for value and the buildings and other structures have been vacant and unused for less than 24 continuous months.

The finding of abandonment, along with the specification of the special circumstances, shall be included in the Resolution or Ordinance supporting and consenting to the Class 8 application. If the Ordinance or Resolution is that of a municipality, the approval of the County Board is required to validate such, a finding that the property is deemed "abandoned" for purposes of Class 8, and a

PART I - GENERAL ORDINANCES
Chapter 74 - TAXATION
ARTICLE II. - REAL PROPERTY TAXATION

DIVISION 2. CLASSIFICATION SYSTEM FOR ASSESSMENT

Resolution to that effect shall be obtained. The applicant must obtain the municipal enabling Ordinance with the required finding of special circumstances and present such municipal Ordinance to the Board of Commissioners of Cook County prior to its determination as to whether it will validate such a finding that the property is deemed "abandoned" for purposes of Class 8 and provide a County Resolution to that effect. A certified copy of an Ordinance or Resolution finding that special circumstances exist, as well as a certified copy of a County Ordinance or Resolution validating such a finding that the property is deemed "abandoned" for purposes of Class 8 need not be filed at the time of filing the Class 8 application with the Assessor, but must be filed with the Assessor no later than the date an assessment appeal is filed to request the class change to Class 8. If the Resolution is not filed at the time of the Class 8 application, the applicant shall instead file, at that time, a letter from the municipality or the County as the case may be, confirming that a Resolution or Ordinance regarding special circumstances has been requested.

Temporary Emergency Economic Recovery Modification (TEERM) Program: In the instance where real estate does not meet the definition of abandoned property as defined herein, the municipality or the County Board, as the case may be, may still determine that special circumstances justify that the property is deemed "abandoned" for purpose of Class 8 under the TEERM Program, if there has been no purchase for value and the buildings and other structures have been vacant and unused for at least 12 continuous months. The finding of abandonment, along with the specification of the special circumstances, shall be included in the Resolution or Ordinance supporting and consenting to the Class 8 application. If the Ordinance or Resolution is that of a municipality, the approval of the County Board is required to validate such a finding that the property is deemed "abandoned" for purposes of Class 8, and a Resolution to that effect shall be obtained. The applicant must obtain the municipal enabling Ordinance with the required finding of special circumstances and present such municipal Ordinance to the Board of Commissioners of Cook County prior to its determination as to whether it will validate such a finding that the property is deemed "abandoned" for purposes of Class 8 and provide a County Resolution to that effect. A certified copy of an Ordinance or Resolution finding that special circumstances exist, as well as a certified copy of a County Ordinance or Resolution validating such a finding that the property is deemed "abandoned" for purposes of Class 8 need not be filed at the time of filing the Class 8 application with the Assessor, but must be filed with the Assessor no later than the date an assessment appeal is filed to request the class change to Class 8. If the Resolution is not filed at the time of the Class 8 application, the applicant shall instead file, at that time, a letter from the municipality or the County as the case may be, confirming that a Resolution or Ordinance regarding special circumstances has been requested.

Applications for the TEERM Program must be received by the Assessor's Office on or before November 30, 2018 to receive consideration.

- c. A copy of the Resolution or letter confirming that a Resolution has been requested, whichever is filed with the application, will be forwarded by the Assessor's Office to the Secretary of the County Board for distribution to the members of the County Board from the affected districts.
- d. This classification shall continue for a period of 12 years from the date of new construction (excluding demolition, if any) or substantial rehabilitation was completed and initially assessed, or in the case of abandoned property, from the date of substantial reoccupancy, or in the case of incentives granted pursuant to the TEERM Program, from the date of the notice of approval.

PART I - GENERAL ORDINANCES
Chapter 74 - TAXATION
ARTICLE II. - REAL PROPERTY TAXATION

DIVISION 2. CLASSIFICATION SYSTEM FOR ASSESSMENT

- e. Unless it was granted pursuant to the TEERM Program, this incentive may be renewed during the last year a property is entitled to a ten-percent assessment level pursuant to 74-64(11), if the following requirements are met:
 - 1. The taxpayer notifies the Assessor's Office of the taxpayer's intent to request renewal of the incentive from the municipality, or the County Board if the real estate is located in an unincorporated area;
 - 2. The municipality in which the real estate is located or the County Board, if the real estate is located in an unincorporated area, adopts a Resolution expressly stating that the municipality or County Board, as the case may be, has determined that the industrial or commercial use of the property is necessary and beneficial to the local economy, and supports and consents to renewal of the Class 8; and
 - 3. A copy of that Resolution and a completed renewal application are filed with the Assessor's Office before the expiration of the 10 percent assessment level period.
 - f. Class 8 incentives that are granted pursuant to the TEERM Program are not renewable. For all other Class 8 incentives, the number of renewal periods is not limited as long as the property continues to apply and meet the requirements for Class 8.
 - g. A copy of the request for renewal of the incentive will be forwarded by the Assessor's Office to the Secretary of the County Board for distribution to the members of the County Board from the affected districts.
 - h. If no renewal is obtained, the incentive shall be phased out over the next two years, pursuant to Section 74-64(11). After expiration of the last incentive period the real estate shall revert to the applicable classification under this division.
 - i. The Assessor may adopt rules consistent with this subsection necessary to ensure proper review of all factors relevant to determine eligibility for the benefits provided under Class 8.
 - j. The certification of an area as in need of substantial revitalization shall expire five years from the date such certification is granted. The Assessor shall notify the applicant of the date of expiration of certification one year before the date of the expiration of the certification. Such certification, pursuant to the same criteria, may be extended for one additional five-year period subject to reapplication by the appropriate local governing body within the period from one year to six months prior to the expiration of the initial five-year period.
 - k. The Assessor shall provide by rule for the filing of triennial reassessment reports by all Class 8 recipients as to the use of the property and the number of persons employed at the Class 8 site. A copy of such reports will be forwarded by the Assessor's Office to the Secretary of the County Board for distribution to members of the County Board from the affected districts. Failure to file such reports within the time established by the Assessor's rules shall result in loss of the incentive for the period relating to the nonfiling.
- (12) *Class 9.* All real estate otherwise entitled to Class 3 classification under this division, provided that such real estate, consisting of land and existing buildings and structures is multifamily residential real estate; either has undergone major rehabilitation, or is new construction, or both; has at least 35 percent of the dwelling units leased at rents affordable to low-or moderate-income persons or households; and is in substantial compliance with all applicable local building, safety and health requirements and codes.

PART I - GENERAL ORDINANCES
Chapter 74 - TAXATION
ARTICLE II. - REAL PROPERTY TAXATION

DIVISION 2. CLASSIFICATION SYSTEM FOR ASSESSMENT

- a. To qualify for the Class 9 classification, the applicant must:
 - 1. File an eligibility application with the Assessor prior to commencement of rehabilitation and/or of new construction;
 - 2. Either undertake and complete a major rehabilitation of the subject property, or undertake and complete construction of a new building;
 - 3. Maintain the subject property, including any new construction, in substantial compliance with all local building, safety and health codes and requirements for the duration of the Class 9 classification period;
 - 4. Lease, for the duration of the Class 9 classification period, at least 35 percent of the dwelling units of the subject property, including any new construction, to tenants at rents which will not exceed rents affordable to low- and moderate-income persons or households;
 - 5. Agree to make a current listing of Class 9 tenants and their income available to the Assessor upon request;
 - 6. Further agrees to annually provide the tenants with a list of the permissible Class 9 rents;
 - 7. Agree to notify tenants of the upcoming Class 9 expiration at least one year prior to the termination of the incentive treatment; and
 - 8. File annually with the Assessor, on or before a date determined by the Assessor, for the duration of the Class 9 classification period, a sworn statement verifying continuous compliance with the Class 9 provisions of this division.
- b. No applicant shall discriminate on the basis of race, color, sex, marital status, religion, national origin or ancestry, or on any other basis prohibited under Federal, State or local law.
- c. Upon completion of the major rehabilitation, the applicant must supplement the application by submitting evidence showing that major rehabilitation did, in fact, occur, the date that the major rehabilitation was completed and that the real estate complies with all applicable local building, safety and health requirements and codes. Upon completion of the new construction, the applicant must supplement the application by submitting an occupancy permit showing the date that the new construction was completed and ready for occupancy, and evidence that the real estate complies with all applicable local building, safety and health requirements and codes.
- d. Beginning January 1, 2000, the Class 9 classification shall have an initial duration of ten years from the date that the major rehabilitation was completed. That period may be extended for additional ten-year periods if:
 - 1. An application is filed with the Assessor at least 12 months before the expiration of the incentive period;
 - 2. The applicant presents evidence that the real estate currently complies with all applicable local building, safety and health requirements and codes; and
 - 3. The Assessor determines that all application qualifications, except the major rehabilitation or new construction requirement, were maintained during the incentive period.
- e. When the Class 9 classification is due to expire or is terminated by action of the owner or the Assessor, the property owner shall, in a manner and form determined by the Assessor, notify all

PART I - GENERAL ORDINANCES
Chapter 74 - TAXATION
ARTICLE II. - REAL PROPERTY TAXATION

DIVISION 2. CLASSIFICATION SYSTEM FOR ASSESSMENT

Class 9 tenants of the date of the termination of Class 9 classification. Once the Class 9 classification is terminated, the real estate shall revert to the applicable classification under this division.

- (13) *Class S.* Real estate otherwise entitled to Class 3 classification under this division, consisting of land and existing buildings and structures, which is has been subject to a Section 8 contract renewal. The portion of the land and building eligible for the incentive shall be in such proportion as the number of Section 8 units bears to the total number of units. The proportion shall be applied only to property used for residential purposes, and not to portions of the property, if any, used for commercial purposes.
- a. Property qualifies for the Class S classification if its Section 8 contract has been renewed pursuant to one of the following alternatives:
 1. HUD has approved renewal of the Section 8 contract under the mark up to market option, after finding that:
 - i. The property has received a physical inspection score of at least 60, in an inspection by HUD's Real Estate Assessment Center, confirming that the property is decent, safe, sanitary and in good repair with no uncorrected exigent health and safety (EHS) violations;
 - ii. The property does not have a low- and moderate-income use restriction that cannot be eliminated by unilateral action by the owner. If, however, the current rent is lower than the use restriction, HUD may use the mark up to market option to increase the rents to the use restriction level, which would be a renewal qualifying for the S classification; and
 - iii. A rent comparability study conducted by HUD has demonstrated that comparable market rents are above 100 percent of the HUD Fair Market Rent.
 2. HUD has approved a contract renewal for five years of the Section 8 contract under the mark up to market under HUD's discretionary authority, after finding that the property meets at least one of the required criteria:
 - i. A vulnerable population is affected,
 - ii. There is a low vacancy rate in the area, which would make tenant based assistance difficult to use, or a lack of comparable housing, or
 - iii. The project is a high priority for the local community, as demonstrated by a contribution of state or local funds to the property.
 3. HUD has approved renewal of a Section 8 contract for a not for profit corporation under any available option under HUD's renewal procedures as described in HUD's Section 8 Renewal Policy Guidelines.
 - b. Additional requirements for qualification for the S classification are:
 1. At least 20 percent of the living units must be Section 8 units for qualifying low and moderate-income persons.
 2. The owner must agree to retain at least the existing number of Section 8 units for at least five years after the expiration of the expiring or expired Section 8 contract.

PART I - GENERAL ORDINANCES
Chapter 74 - TAXATION
ARTICLE II. - REAL PROPERTY TAXATION

DIVISION 2. CLASSIFICATION SYSTEM FOR ASSESSMENT

3. For the duration of the Class S classification period, applicant must file annually with the Assessor, on or before a date determined by the Assessor, a sworn statement verifying continuous compliance with the Class S provisions of this division.
 4. Applicant must agree to notify the Assessor's Office if the Section 8 contract is terminated prior to its expiration date. Applicant shall provide to the Assessor's office a copy of any notice of default or notice of abatement received from HUD.
 - c. When the applicant applies to HUD for a contract renewal, no less than 120 days prior to the expiration of the contract, the applicant shall notify the Assessor's Office of the application, on a form provided by that office. Upon receiving approval of the contract renewal from HUD, the applicant shall file an application for the incentive with the Assessor's Office, on a form provided by that office. The application shall be supported by a copy of HUD's letter approving the contract renewal and a copy of the executed renewal contract.
 - d. Any property which, as of November 23, 1999, has an existing Section 8 contract with a mark up to market option may apply for Class S classification for the any portion of the 2001 assessment year encompassed within the contract term, and for the remainder of the contract term, including any renewals approved with the mark up to market option. The classification shall continue until the expiration or termination of the Section 8 contract.

Any property which, as of (DATE AMENDMENT APPROVED), has an existing Section 8 contract renewal may apply for Class S classification for any portion of the 2006 assessment year encompassed within the contract term, and for the remainder of the contract term, including any renewals approved with the mark up to market option, mark up to market option under HUD's discretionary authority or a Section 8 contract that has been renewed by a not-for-profit corporation under any available option under HUD's renewal procedures as described in HUD's Section 8 Renewal Policy Guidelines. The classification shall continue until the expiration or termination of the Section 8 contract.
 - e. The incentive may be renewed if the Section 8 contract is again renewed under any of the following three options: 1) the mark up to market option; 2) the mark up to market option under HUD's discretionary authority; or 3) by a not-for-profit corporation under any available option under HUD's renewal procedures as described in HUD's Section 8 Renewal Policy Guidelines. Upon filing an application with HUD, no less than 120 days prior to termination of the contract, for renewal of the Section 8 contract, the taxpayer shall provide notice to the Assessor's Office of its application for renewal. The taxpayer shall provide a copy to the Assessor's Office of HUD's approval of the contract renewal, or notification of other action.
 - f. The Assessor's Office shall adopt rules consistent with this subsection necessary to ensure proper review of all factors relevant to determine initial and continued eligibility for the benefits provided under Class S.
- (14) *Class L.* Real estate which is to be used for commercial or industrial purposes and which is designated as Class 3, Class 4, Class 5a or Class 5b pursuant to this division; is a landmark or contributing building; and has undergone substantial rehabilitation. The substantial rehabilitation must constitute an investment by the owner of at least 50 percent of the building's full market value as determined by the Assessor in the assessment year prior to the commencement of the substantial rehabilitation.

PART I - GENERAL ORDINANCES
Chapter 74 - TAXATION
ARTICLE II. - REAL PROPERTY TAXATION

DIVISION 2. CLASSIFICATION SYSTEM FOR ASSESSMENT

- a. Generally, the incentive shall apply only to the building and will not apply to the land underneath the building. However, if the entire building has been vacant and unused for at least 24 continuous months prior to the filing of the eligibility application with the Assessor, the land upon which the building is situated shall also be eligible for the incentive.
- b. Prior to filing a Class L eligibility application with the Assessor, an applicant must obtain an ordinance or resolution from the unit of local government in which the real estate is located, which expressly states that the local government:
 1. Has determined that the incentive provided by Class L is necessary for the substantial rehabilitation of the property;
 2. Supports and consents to the granting of the incentive; and
 3. Has reviewed and accepted its preservation commission's written recommendation of the project for the Class L incentive. This recommendation will specify the project's budget and proposed scope of work and will specify that the project will meets or exceeds the Standards of the United States Department of the Interior for Rehabilitation, Preservation, Restoration, and Reconstruction of historic properties.
- c. A certified copy of the ordinance or resolution need not be filed with the Assessor at the time the Class L eligibility application is filed but the ordinance or resolution must be filed with the Assessor no later than the date an assessment appeal is filed to request the class change to Class L.
- d. If the ordinance or resolution is not filed at the time of the eligibility application is filed, the applicant shall instead, include the following items with the eligibility application:
 1. A letter from the municipality or the County, as the case may be, confirming that a resolution or ordinance supporting the incentive has been requested; and
 2. A copy of the preservation commission's recommendation of the project.
- e. A copy of the resolution or letter confirming that a resolution has been requested, whichever is filed with the application, will be forwarded by the Assessor's Office to the Secretary of the Board for distribution to the members of the County Board from the affected districts.
- f. Additionally, to qualify a landmark building or contributing building for Class L classification, an eligibility application must be made to the Assessor within one year prior to the commencement of substantial rehabilitation. After the substantial rehabilitation has been completed, the preservation commission shall review the project to determine that it is eligible under Subsection (14) of this section. The applicant must supplement the eligibility application with a copy of the determination of the preservation commission prior to classification of the real estate as Class L.
- g. The initial Class L classification shall continue for a period of 12 years from the date such substantial rehabilitation was completed and initially assessed.
- h. For property which was initially classified as Class 3, 4 or 5b, this incentive may be renewed during the last year a property is entitled to a 16 percent assessment level, if the following requirements are met:
 1. The taxpayer notifies the Assessor's Office of the taxpayer's intent to request renewal of the incentive from the municipality, or the County Board if the real estate is located in an unincorporated area;

PART I - GENERAL ORDINANCES
Chapter 74 - TAXATION
ARTICLE II. - REAL PROPERTY TAXATION

DIVISION 2. CLASSIFICATION SYSTEM FOR ASSESSMENT

2. The municipality in which the real estate is located or the County Board, if the real estate is located in an unincorporated area, adopts a resolution expressly stating that the municipality or County Board, as the case may be, has determined that the industrial use of the property is necessary and beneficial to the local economy, and supports and consents to renewal of the Class L; and
3. A copy of that resolution and a completed renewal application are filed with the Office of the Assessor before the expiration of the incentive period.

The number of renewal periods is not limited as long as the property continues to apply and qualify for Class L. The notice of intent to request renewal which is filed with the Assessor's Office will be forwarded by the Assessor's Office to the Secretary of the County Board for distribution to members of the County Board from the affected districts.

- i. If, as of November 23, 1999, a property is receiving Class L treatment, but the assessment level is higher than 16 percent, that taxpayer may apply for renewal as outlined above and receive a 16 percent assessment level for the prescribed period beginning after the filing and approval of the resolution and renewal application. However, if as of the effective date, the taxpayer's assessment is higher than 16 percent and the taxpayer is granted a renewal of the incentive for subsequent years, no reduction of the current assessment level based on renewal of the incentive will be granted. If no renewal is obtained, the incentive shall be phased out over the next two years, pursuant to Section 74-64. After expiration of the last incentive period, the real estate shall revert to the applicable classification under this division.
- j. For commercial properties, once the original 12-year incentive period has expired, the commercial Class L incentive will expire. The incentive classification will not be subject to renewal and the real estate shall revert to the applicable classification under this division.
- k. The Assessor shall adopt rules consistent with the foregoing necessary to ensure proper review of all factors relevant to determine initial and continued eligibility for the benefits provided under Class L.
- l. The Assessor shall provide by rule for the filing of triennial reassessment reports by all Class L recipients as to the continued landmark status of the property and the number of persons employed at the Class L site. Failure to file such reports within the time established by the Assessor's rules may result in loss of the incentive for the period relating to the nonfiling.

Sec. 74-64. Market value percentages.

The Assessor shall assess, and the Board of Review shall review, assessments on real estate in the various classes at the following percentages of market value:

- (1) Class 1: 10 percent.
- (2) Class 2: 10 percent.
- (3) Class 3: 16 percent in tax year 2009, 13 percent in tax year 2010, 10 percent in tax year 2011, and subsequent years.
- (4) Class 4: 25 percent.
- (5) Class 5a: 25 percent.

PART I - GENERAL ORDINANCES
Chapter 74 - TAXATION
ARTICLE II. - REAL PROPERTY TAXATION

DIVISION 2. CLASSIFICATION SYSTEM FOR ASSESSMENT

- (6) Class 5b: 25 percent.
- (7) Class 6b: 10 percent for first ten years and for any subsequent ten-year renewal periods; if the incentive is not renewed, 15 percent in year 11 and 20 percent in year 12.
- (8) Class C: Industrial properties: 10 percent for first ten years, 15 percent in year 11 and 20 percent in year 12; commercial properties: 10 percent for first ten years, 15 percent in year 11 and 20 percent in year 12.
- (9) Class 7a: 10 percent for first ten years, 15 percent in year 11 and 20 percent in year 12.
- (10) Class 7b: 10 percent for first ten years, 15 percent in year 11 and 20 percent in year 12.
- (11) Class 8: 10 percent for first ten years and for any subsequent ten-year renewal periods; if the incentive is not renewed, 15 percent in year 11 and 20 percent in year 12.
- (12) Class 9: 10 percent for an initial ten-year period, renewable upon application for additional ten-year periods.
- (13) Class S: 10 percent for the term of the Section 8 contract renewal under the mark up to market option, as defined herein, and for any additional terms of renewal of the Section 8 contract under the mark up to market option.
- (14) Class L, renewable properties: 10 percent for first ten years and for any subsequent ten-year renewal periods; if the incentive is not renewed, 15 percent in year 11 and 20 percent in year 12; commercial properties: 10 percent for first ten years, 15 percent in year 11 and 20 percent in year 12.

Sec. 74-65. Qualifications for commercial development project status.

- (a) To qualify as a commercial development project under Class 7a or 7b, it is necessary that the project be located in an area in need of commercial development in that:
 - (1) The area is, or has been within the last ten years, designated by Federal, State or local agency as a conservation, blighted or renewal area or an area encompassing a rehabilitation or redevelopment plan or project adopted under the Illinois Urban Renewal Consolidation Act of 1961, as amended, or the Commercial Renewal Re-development Areas Act of 1967, as amended, or that the area is located in a Federal Empowerment Zone or Enterprise Community, as proposed and approved by the County Board on June 22, 1994, or the Chicago City Council on May 18, 1994, or the Commercial District Development Commission Ordinance of the City of Chicago or designation of like effect adopted under any similar statute or ordinance;
 - (2) Real estate taxes within the area, during the last six years, have declined, remained stagnant or potential real estate taxes are not being fully realized due to the depressed condition of the area;
 - (3) There is a reasonable expectation that the development, re-development or rehabilitation of the commercial development project is viable and likely to go forward on a reasonably timely basis if granted Class 7a or 7b designation and will therefore result in the economic enhancement of the area;
 - (4) Certification of the commercial development project for Class 7a or 7b designation will materially assist development, redevelopment or rehabilitation of the area and the commercial development project would not go forward without the full incentive offered under Class 7a or 7b; and

PART I - GENERAL ORDINANCES
Chapter 74 - TAXATION
ARTICLE II. - REAL PROPERTY TAXATION

DIVISION 2. CLASSIFICATION SYSTEM FOR ASSESSMENT

- (5) Certification of the commercial development project for Class 7a or 7b designation is reasonably expected to ultimately result in an increase in real property tax revenue and employment opportunities within the area.
- (b) Prior to filing a Class 7a or 7b eligibility application with the Assessor, an applicant must obtain from the municipality in which the real estate is located, or the County Board if the real estate is located in an unincorporated area, an ordinance or resolution expressly stating that the municipality or County Board, as the case may be, has determined that the conditions of Subsections (a)(1)—(a)(5) of this section are present and that the municipality or County Board, as the case may be, supports and consents to the Class 7a or 7b application to the Assessor. A certified copy of such ordinance or resolution shall be included with the Class 7a or 7b application at the time of filing the application with the Assessor. A copy of the ordinance or resolution, whichever is submitted, will be forwarded by the Assessor's Office to the Secretary of the Board for distribution to the members of the County Board from the affected districts. The application shall include any other information deemed necessary by the Assessor. The applicant must demonstrate that the commercial development project qualifies for the Class 7a or 7b classification and shall bear the expense of doing so.
- (c) Inasmuch as the County desires to encourage economic development in the neighborhoods of the County, support the increased use of the incentive by smaller projects and to limit the expense of such applications, the Assessor shall liberally construe the requirements of Subsections (a)(1)—(a)(5) of this section for Class 7a applications.
- (d) The Assessor shall adopt rules, including a provision to ensure a proper review of the application and supporting data.
- (e) Certification of a commercial development project shall not be denied by reason of insufficient size if it otherwise qualifies hereunder. In determining what constitutes the "full incentive offered" as provided in Subsection (a)(4) of this section, consideration may be given to any lawful intergovernmental participation agreements under which the project developer has agreed, as a precondition to Class 7a or 7b certification, to share a portion of future profits with the appropriate taxing districts.
- (f) For Class 7a applications, where the Assessor finds that the conditions of Subsections (a)(1)—(a)(5) of this section exist, the Assessor shall, within 60 days after receipt of the application and necessary supporting data, certify the commercial development project eligible for Class 7a treatment under this division.
- (g) In order to determine Class 7b applications, upon receipt of the application and all the necessary supporting data, the Assessor shall forward it to the Economic Development Advisory Committee of the County. The Committee shall within 30 days return the application to the Assessor with a finding stating whether the conditions of Subsections (a)(1)—(a)(5) of this section are present. The Assessor shall review the application, supporting data, findings of the Committee and other appropriate facts. Where the Assessor finds the conditions of Subsections (a)(1)—(a)(5) of this section exist, the Assessor shall, within 30 days of the receipt of the Committee's findings, certify the commercial development project eligible for Class 7b treatment under this division.
- (h) Class 7a and 7b certifications shall lapse within one year from the date of issuance unless new construction or substantial rehabilitation, or in the case of abandoned property, reoccupation of the commercial development project has commenced prior to its expiration.
- (i) To be certified as an area in need of substantial revitalization for purposes of Class 8 classification it is necessary that:

PART I - GENERAL ORDINANCES
Chapter 74 - TAXATION
ARTICLE II. - REAL PROPERTY TAXATION

DIVISION 2. CLASSIFICATION SYSTEM FOR ASSESSMENT

- (1) The municipality in which the area is located or, if an unincorporated area, the County determine by lawful resolution that the area is in a state of economic depression and that it is not economically feasible for private enterprise to accomplish the necessary modernization, rehabilitation, and development of the area without public assistance and encouragement, or a determination of similar import;
 - (2) The municipality or, if in an unincorporated area, the County apply to the Assessor for certification of the area as one in need of substantial revitalization;
 - (3) Upon receiving an application to certify an area as in need of substantial revitalization, the Assessor shall review the application, supporting data and other appropriate factors relevant to a determination of the severity of the economic conditions of the area. In determining whether the "in need of substantial revitalization" requirement is met, the Assessor shall give strong consideration and substantial weight to the fact that an area is located in a Federal empowerment zone or enterprise community, as proposed and approved by the County Board on June 22, 1994, or the Chicago City Council on May 18, 1994.
- (j) Upon finding that existing factors convincingly demonstrate that the area is in need of substantial revitalization, as defined in this division, the Assessor shall grant such certification to the area. In making this determination statistical data relevant to the surrounding area as well as the specific area for which certification is sought may be considered. The surrounding area for the City of Chicago shall be the community area as defined in this division; for all other areas in the County it shall be, where applicable, the municipality in which the area is located.
- (k) If a municipality within an Enterprise Community, as proposed and approved by the County Board on June 22, 1994, or the Chicago City Council on May 18, 1994, determines by municipal resolution that the area is in a state of economic depression and that it is not economically feasible for private enterprise to accomplish the necessary modernization, rehabilitation, and development of the area without public assistance and encouragement, or a determination of similar import and submits a request for Class 8 certification, such certification shall be automatic pursuant to this division. However, each property eligible for a Class 8 incentive within the certified area must file an application in a timely manner.
- (l) Any Class 6a incentive that is still active can be renewed. The Class 6a incentive is defined in this division. The renewal procedures described in Section 74-63 apply to Class 6a as well.

Sec. 74-66. Property in two or more classes.

Where a single parcel of real estate is partially included in two or more of the above-described classes, each portion shall be assessed at the assessment level herein prescribed for that class.

Sec. 74-67. Assessor's status and progress report.

A written report on the status and progress of the implementation of this division, or any amendments thereto, and all rules promulgated by the Assessor hereunder, shall be submitted by the County Assessor to the President and County Board annually on or before December 1.

PART I - GENERAL ORDINANCES
Chapter 74 - TAXATION
ARTICLE II. - REAL PROPERTY TAXATION

DIVISION 2. CLASSIFICATION SYSTEM FOR ASSESSMENT

Sec. 74-68. Classification system to apply with tax assessment year.

- (a) The incentive provisions of this division provided to qualifying parcels of real estate for Class 6b, Class C, Class 7a, Class 7b and Class 8 shall expire on December 31, 2015, unless otherwise reviewed by action of the County. Real estate granted a Class 6, Class 6a, Class 6b, Class 7 or Class 8 classification on or before December 31, 1994, shall retain such classification under the terms and conditions of this division prior to January 1, 1995. Real estate for which an application for Class 6a, Class 6b, Class 7 or Class 8 classification is filed with the Assessor on or before December 31, 1994, and which thereafter is determined by the Assessor to be eligible for the classification under the terms and conditions of this division after January 1, 1995, shall be entitled to receive such classification under such terms and conditions.
- (b) Real estate granted a Class 6b, Class 6c, Class 7a, Class 7b or Class 8 classification on or before December 31, 1999, shall retain such classification under the terms and conditions of this division prior to January 1, 2000. Real estate for which an application for Class 6b, Class 6c, Class 7a, Class 7b or Class 8 classification is filed with the Assessor on or before December 31, 1999, and which thereafter is determined by the Assessor to be eligible for classification under the terms and conditions of this division existing prior to January 1, 2000, shall be entitled to receive such classification under such terms and conditions.
- (c) Real Estate granted a Class 6b, Class 7a, Class 7b or Class 8 classification on or before December 31, 2004, shall retain such classification under the terms and conditions of the Ordinance prior to January 1, 2005. Real estate for which an application for Class 6b, Class 7a, Class 7b or Class 8 classification is filed with the Assessor on or before December 31, 2004, and which thereafter is determined by the Assessor to be eligible for classification under the terms and conditions of this Ordinance existing prior to January 1, 2005, shall be entitled to receive such classification under such terms and conditions.

Sec. 74-69. Applicable assessment level.

The assessment level applicable to real estate classified under incentive Classes 6b, C, 7a, 7b, 8, 9 and L shall in no event exceed the assessment level which otherwise would have been applicable to such real estate under the remaining assessment classes provided in this division.

Sec. 74-70. Class 8a and 8b designation/assessment class.

- (a) *Class 8a.* Real estate that is used primarily for industrial or commercial purposes, which real estate would qualify for a Class 8 designation pursuant to Sections 74-62 through 74-64, except for the fact that the qualifying use of the property prior to application for the incentive does not comply with the definition of abandoned property provided for in Section 74-62(b), can receive a designation as a Class 8a property so long as the applicant can show that it has complied with all of the requirements necessary to receive a Class 8 designation per Sections 74-62 through 74-64, except for meeting the definition of abandonment provided for in Section 74-62(b), but only when the Cook County Board of Commissioners provides a resolution or ordinance in support of such designation absent abandonment.
 - (1) The Cook County Board of Commissioners may only provide such a resolution or ordinance in support of Class 8a designation absent abandonment when:
 - a. An applicant who collects or transmits sales tax has obtained from the municipality in which the real estate is located or the Cook County Board of Commissioners, if the real estate is located in an unincorporated area, an agreement to abate a portion of the local government's sales tax generated

PART I - GENERAL ORDINANCES
Chapter 74 - TAXATION
ARTICLE II. - REAL PROPERTY TAXATION

DIVISION 2. CLASSIFICATION SYSTEM FOR ASSESSMENT

by the industrial or commercial enterprise located on such real estate and such abatement of sales tax must cover the period of time for which the applicant would qualify for this Class 8a incentive; and

- b. Applicant can demonstrate to the satisfaction of the Cook County Board of Commissioners that due to national and regional economic conditions beyond its control the industrial or commercial enterprise has undergone a significant reduction in net operating income of at least 40 percent in the year it makes application for this incentive as compared to the average net operating income of the industrial or commercial enterprise in the prior three years; and
 - c. Applicant provides objective and credible evidence including, but not limited to, an economic impact study that demonstrates to the satisfaction of the Cook County Board of Commissioners that the ongoing industrial or commercial enterprise is not economically viable and as such it will cease operations within 60 days of the submission of an eligibility application for Class 8a designation to the Cook County Assessor, and thereafter the property will become vacant and unused for an extended period of time of at least 24 months; and
 - d. Applicant provides objective and credible evidence including, but not limited to, an economic impact study that demonstrates to the satisfaction of the Cook County Board of Commissioners that designation as a Class 8a property will allow the industrial or commercial enterprise to be economically viable and thereby continue its operations so that the industrial or commercial enterprise can continue to occupy and fully utilize the real estate for an extended period of time.
- (2) Such a resolution or ordinance must contain:
- a. A finding that the Cook County Board of Commissioners has determined that industrial or commercial enterprise has undergone a significant reduction in net operating income of at least 40 percent in the year it makes application for the incentive as compared to the average net operating income of the industrial or commercial enterprise in the prior three years; and
 - b. A finding that the Cook County Board of Commissioners has determined that Class 8a designation of the property is necessary for the ongoing industrial or commercial enterprise to continue its operations and that without such designation the industrial or commercial enterprise would not be economically viable causing the property to become vacant and unused; and
 - c. A statement by the Cook County Board of Commissioners that it supports and consents to the designation of the property as a Class 8a property absent an abandonment requirement; and
 - d. A statement by the Cook County Board of Commissioners that it supports and consents to the application made to the Cook County Assessor requesting designation as a Class 8a property absent an abandonment requirement.
- (3) When the real estate is located in an incorporated area of the county, and designation as a Class 8a property is sought using the provisions of this section, the municipality in which the real estate is located must provide to the Cook County Assessor a resolution or ordinance that contains the following:
- a. A finding by the municipality that it has determined that Class 8a designation of the property is necessary for the ongoing industrial or commercial enterprise to continue its operations and that without such designation the industrial or commercial enterprise would not be economically viable causing the property to become vacant and unused; and
 - b. A statement by the municipality that it supports and consents to the action by the Cook County Board of Commissioners to support designation of the property as a Class 8a property; and

PART I - GENERAL ORDINANCES
Chapter 74 - TAXATION
ARTICLE II. - REAL PROPERTY TAXATION

DIVISION 2. CLASSIFICATION SYSTEM FOR ASSESSMENT

- c. A statement by the municipality that it supports and consents to the Class 8a application to the Cook County Assessor; and
- (4) Real estate receiving a Class 8a designation pursuant to the provisions of this section shall be assessed at the lowest percentage of market value provided for in Section 74-64(11), however the term of the incentive will be limited to five years only and such Class 8a designation shall not be renewed:
 - a. After the initial application has been approved and granted, if the subject real estate receiving the Class 8a designation pursuant to the provisions of this section is sold or the applicant transfers ownership of any portion of the property at any time prior to the five-year term of the 8a classification, then the property's Class 8a classification shall be subject to an eligibility review by the Cook County Board of Commissioners, the municipality, and the Assessor under the procedures set forth in this Ordinance for the remainder of the five-year term.
- (5) In order for real estate to qualify for a Class 8a designation an eligibility application must be made to the Cook County Assessor.
- (6) Class 8a designation can not be applied to real estate unless the following has occurred: application is made to the Cook County Assessor; all required municipal and county ordinances and resolutions are provided to the Cook County Assessor; and the Cook County Assessor determines that the real estate which is the subject of the application for a Class 8a designation would qualify for designation as a Class 8 property but for the inability to comply with the definition of abandonment pursuant to Section 74-62(b).
- (7) The Cook County Assessor may adopt rules consistent with this section to determine eligibility for the benefits provided under Class 8a.
- (8) Upon receipt of an eligibility application for a Class 8a designation, the Cook County Assessor shall forward such application and any supporting documentation provided with such application to the Cook County Board of Commissioners or its designee for consideration as to whether the County Board will provide a resolution or ordinance in support of a Class 8a designation absent abandonment.
- (9) Real estate receiving a Class 8a designation pursuant to the provisions of this section shall not be eligible for a Class 8a designation for any year prior to the assessment year for which an application for the designation is made to the Cook County Assessor.
- (10) The Cook County Board of Commissioners or its designee may adopt rules consistent with this section that may be needed to ensure proper review of information, data and documents submitted in support of a request to the County Board for a resolution or ordinance in support of a Class 8a designation as provided for in this section.
- (11) Applicants for a Class 8a designation of property can only make such an application for the following assessment years 2008, 2009, 2010, 2011, 2012, 2013 and the Cook County Assessor shall not designate any real estate as Class 8a property for assessment year 2018 or thereafter.
- (12) Real estate that receives a designation as a Class 8a incentive property will lose such designation and the corresponding reduced level of assessment, if the industrial or commercial enterprise located on the property ceases operations and the subject real estate becomes vacant and unused.
- (13) Real estate that receives a designation as a Class 8a incentive property will lose such designation and the corresponding reduced level of assessment upon termination of the required partial sales tax abatement by local government.
- [(14)] This Section 74-70 of the Real Estate Classification Ordinance will become effective upon passage.

PART I - GENERAL ORDINANCES
Chapter 74 - TAXATION
ARTICLE II. - REAL PROPERTY TAXATION

DIVISION 2. CLASSIFICATION SYSTEM FOR ASSESSMENT

- (b) *Class 8b.* Real estate and improvements that house inpatient and outpatient hospital based services, where the property has been acquired for hospital use by a for-profit acquirer unrelated to the not-for-profit disposer, thereby avoiding Illinois Health Facilities and Services Review Board discontinuation approval, shall be considered for a Class 8b designation if it meets the requirements of this section and the Cook County Board of Commissioners provides a resolution or ordinance in support of such designation.
- (1) The Cook County Board of Commissioners may only provide such a resolution or ordinance in support of Class 8b designation when:
- a. The applicant is a hospital, as defined in the Hospital Licensing Act, or an entity that owns the real property on which a hospital is located, the hospital is licensed by the state, and the abandonment of the hospital would require the applicant, or the hospital on behalf of which the applicant owns the real property on which the hospital is located, to obtain a permit or exemption from the State of Illinois Health Facilities and Services Review Board pursuant to the Illinois Health Facilities Planning Act prior to discontinuing hospital operations and to obtain a second permit or exemption prior to reopening or otherwise reestablishing the hospital after abandonment;
 - b. The applicant demonstrated to the satisfaction of the Cook County Assessor that approval of the Class 8b designation will materially increase the likelihood that the property will be retained for hospital use with the associated employment benefits relative to industrial or commercial use of the property;
 - c. The subject hospital is located in a zip code which has a ten percent or greater incidence of families and/or individuals below the poverty level, as identified by the U.S. Census Bureau's most recent census; and
 - d. The subject hospital employs at least 750 full-time equivalents (full-time equivalent jobs being defined as total hours worked by all non full-time employees divided by average annual hours worked by the full-time employees).
- (2) Such a resolution or ordinance must contain:
- a. A finding that the Cook County Board of Commissioners has determined that the applicant demonstrated to the satisfaction of the Cook County Assessor that approval of the Class 8b designation will materially increase the likelihood that the property will be retained for hospital use; and
 - b. A statement by the Cook County Board of Commissioners that it supports and consents to the designation of the property as a Class 8b property.
- (3) When the real estate is located in an incorporated area of the county, and designation as a Class 8b property is sought using the provisions of this section, the municipality in which the real estate is located must provide to the Cook County Assessor a resolution or ordinance that contains the following:
- a. A finding by the corporate authorities of the municipality that the proposed redevelopment contemplated for the subject hospital or the property on which the hospital sits is necessary and appropriate and that, without a classification having the impact of this section, the special circumstances that exist on the property on which the subject hospital sits including, but not limited to, the unique requirement that mandates that the subject hospital's operations are continually maintained without interruption in order for the State of Illinois Health Facilities and Services Review Board to issue a certificate of need and licensure approval for the continued operation of the subject hospital and the extraordinary need for the continued operation of the subject hospital within the

PART I - GENERAL ORDINANCES
Chapter 74 - TAXATION
ARTICLE II. - REAL PROPERTY TAXATION

DIVISION 2. CLASSIFICATION SYSTEM FOR ASSESSMENT

applicable region, will not be addressed and the property on which the subject hospital sits will become vacant and underutilized and cause the continued exasperation of blighted factors within the municipality and region;

- b. A finding by the corporate authorities of the municipality that a classification having the impact of this section is necessary for the redevelopment to occur on the property on which the subject hospital sits; and
 - c. A statement by the corporate authorities of the municipality supporting and consenting to the filing of an application for a classification having the impact of this section for the property on which the subject hospital sits.
- (4) Real estate receiving a Class 8b designation pursuant to the provisions of this section shall be assessed at the lowest percentage of market value and for the term provided for in Section 74-64(11).
- (5) In order for real estate to qualify for a Class 8b designation, a Class 8 or Class 8b application must be made or have been made to the Cook County Assessor. Any application for Class 8 submitted with required municipal approval after July 1, 2008, for hospital property where the property was acquired for hospital use by an unrelated for-profit acquirer, avoiding the Health Facilities and Services Review Board discontinuation approval, shall be reconsidered as an application pursuant to this section upon supplement of such Class 8 application with the additional information required in this section, if any. Upon receipt of an application, the Cook County Assessor shall forward such application and any supporting documentation provided with the application to the Cook County Board of Commissioners for consideration as to whether the Cook County Board will provide a resolution or ordinance in support of a Class 8b designation. Real estate receiving a Class 8b designation pursuant to the provisions of this section shall be eligible for such designation beginning in the assessment year during which an application for the classification having the impact of this section is made to the Cook County Assessor.
- (6) Class 8b designation cannot be applied to real estate unless the following has occurred: application is made or has been made to the Cook County Assessor, and all required municipal and county ordinances and resolutions are provided to the Cook County Assessor.



Toni Preckwinkle, President
Cook County Board of Commissioners
Herman Brewer, Bureau Chief
Bureau of Economic Development

Cook County Industrial Development Revenue Bond (IRB) Program

BACKGROUND

Cook County Bureau of Economic Development (CCBED) has the ability to issue tax-exempt Industrial Development Revenue Bonds (IRB's) on the behalf of manufacturing companies located or planning to locate in Suburban Cook County. The IRB's can be used by manufacturing companies to finance qualified capital expenditures. The intent of the CCBED IRB program is to support job creation and retention activities as it relates to manufacturing companies in Suburban Cook County.

ELIGIBILITY

The Cook County IRB program can be used to finance qualified facilities that are involved in the manufacturing and processing of tangible goods. The program is available to manufacturing companies that have not incurred more than \$10 million of capital expenditures for a period of three years prior and three years after bond closing (6 year period). Additionally, the manufacturer cannot have outstanding tax-exempt debt of more than \$40 million anywhere in the United States. The final determination of the project eligibility is subject to the legal opinion provided by qualified municipal bond counsel.

USES

Acquisition, construction/rehabilitation, machinery and equipment acquisition.
IRB's can be used to finance 100% of the project costs (subject to the bank underwriting standards).

FINANCING

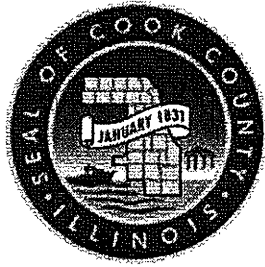
The recommended minimum IRB amount is \$1,500,000. Bonds issued for less than \$1,500,000 are typically not cost effective due to the issuance and closing cost associated with IRBs. The maximum IRB amount is \$10,000,000. Interest rates on IRBs can be fixed or variable. Typical interest rates on IRBs are significantly lower than conventional financing interest rates. The term of the IRBs can vary from five to 30 years matching the life of the assets. Bank participation is required due to lender determining the credit worthiness of the project, the structure of the loan, along with setting the collateral requirements for the bonds issued. An irrevocable, direct pay, letter of credit is normally required for bond issuance.

APPLICATION PROCESS

Applications may be obtained by contacting the CCBED for an initial project assessment. IRB applications should include a completed loan application and all supporting documents. Staff will review the submitted application for underwriting. After underwriting, applications will be submitted to the Economic Development Advisory Committee (EDAC) for consideration and approval. Following EDAC approval, the Cook County Board of Commissioners has to approve an inducement ordinance.

INQUIRIES

Please submit all inquiries to Courtney Pogue, Deputy Director of Economic Development, at 312-603-0310
courtney.pogue@cookcountyiil.gov



Toni Preckwinkle
President
Cook County Board of Commissioners

COOK COUNTY

Bureau of Economic Development

Community Development Block Grant Program (CDBG)

2013 Program Year

Capital Improvement and Economic Development Project Application

Applicant Municipality/Agency

Applicant's Name and Title

(Mayor, President, Supervisor, Chief Executive Officer, Executive Director)

Toni Preckwinkle, President
Cook County Board of Commissioners

Cook County Department of Planning and Development
69 West Washington, Suite 2900
Chicago, Illinois 60602

María Choca Urban, Director

January 2013



2013 CDBG Application Capital Improvement / Economic Development

PROJECT APPLICATION CHECKLIST

The following attachments are required and **must** be submitted as part of this application, if applicable. Please place a check mark next to each item as appropriate.

- ☐ All required sections of the application are complete.
- ☐ Project map (see page 5)

Public Agency (Municipal/Township) (Form samples are attached.)

- ☐ Resolution and Certification of Resolution – (See Forms A-1/A-2 and A-3)
- ☐ Estimated Matching Funds Certification - Form B
- ☐ Maintenance of Effort and Project Sustainability - Form C
- ☐ Fair Housing Action Plan - Form D
- ☐ Audited Financial Statements (most current)
- ☐ Demolition Application, if applicable.

Non-Profit Agency (Form samples are attached.)

- ☐ Resolution and Certification of Resolution – (See Forms A-2 and A-3)
- ☐ Estimated Matching Funds Certification - Form B
- ☐ Maintenance of Effort and Project Sustainability - Form C
- ☐ List of Board of Directors
- ☐ Copy of 501(c)3
- ☐ Current Certificate of Good Standing (dated within the last 45 days)
- ☐ Certified Copy of Articles of Incorporation and Certified Copy of Amended Articles of Incorporation, if amended, **from the Illinois Secretary of State**. The certification must be dated **within 45 days** of the date of submission of the Application. This must be ordered every year.
- ☐ Audited Financial Statements (most current)

Please return completed applications to the following:

Cook County Department of Planning and Development
Attn: Ms. Sonia Brown
69 West Washington Street, Suite 2900
Chicago, IL 60602

The deadline for submitting all applications is: FRIDAY, MARCH 8, 2013, 4:00PM
(Applications received after this date and time will not be accepted.)



2013 CDBG Application Capital Improvement / Economic Development

APPLICANT INFORMATION SHEET

Applicant Name: _____

Mayor / Chief Executive Officer Name: _____

E-mail Address: _____

Contact Person Name & Title: _____

E-mail Address: _____

Telephone: _____ *Fax:* _____

Applicant Website Address: _____

Total Amount Requested: \$ _____

Total Matching Funds, if applicable: \$ _____

Note: Matching funds, though not required for CDBG, are encouraged and will be looked upon favorably during application review. Matching funds will be expected for facility projects and will be assessed based on the income level of the service area / beneficiaries.

*The signature below must be from the person authorized in the resolution supporting the application.

Signature

Date

Title



2013 CDBG Application Capital Improvement / Economic Development

APPLICANT INFORMATION SHEET (CONT'D)

2013 PROGRAM YEAR - October 1, 2013 through September 30, 2014

Please complete pages 1 through 26 for each project, as applicable.

Applicant Address: _____

City: _____ Illinois Zip Code: _____

Project Manager
(if different from
contact person): _____

E-Mail: _____

Telephone: _____ Fax: _____

County Commissioner District #: _____

Project Title: _____

Is this project consistent with Cook County's
2010-2014 Consolidated Plan? If no, "STOP". ☐ Yes ☐ No

Is this capital improvement project a
continuation of a prior year project? ☐ Yes ☐ No

Is your agency a faith-based entity? ☐ Yes ☐ No

Activity Category:

CAPITAL IMPROVEMENT PROJECTS

- ☐ Infrastructure
- ☐ Public Facility
- ☐ Non-Profit Facility
- ☐ Demolition
- ☐ *Economic Development

*Please refer to the CDBG Application Guide for
guidelines regarding economic development activities.



2013 CDBG Application Capital Improvement / Economic Development

National Objective: *(Check One)*

CDBG requires that each activity funded, except for program administration and planning activities, must meet one of the three national objectives outlined below. An activity that does not meet a national objective is not compliant with CDBG requirements and is therefore ineligible for funding. Applicants are strongly encouraged to consult the application guide for more detailed information.

☐ **Benefit to low- and moderate income (LMI) persons**

1. **Area Benefit Activities** benefit all residents in a particular area, where at least **49.2%** of the people are low- and moderate-income. The service area of the project must be specifically identified and the area must be primarily residential (see the Appendix of the application guide for details).
2. **Limited clientele activities** benefit low- and moderate-income persons without regard to the area being served. At least **51%** of the persons participating in the activity must be low- and moderate-income and the activity must meet one of the following criteria (see application guide for details):
 - **Presumption of low- and moderate-income:** the activity serves persons who are presumed to be low- and moderate-income: abused children; battered spouses; elderly persons; severely-disabled adults; homeless persons; illiterate adults; persons living with AIDS and migrant workers; or
 - **Income Guidelines:** the activity must have eligibility requirements which limit the activity exclusively to low- and moderate-income persons, or income must be documented.
3. **Housing activities** that are undertaken for the purpose of providing or improving permanent residential structures which, upon completion, will be occupied by at least 51% low- and moderate-income households.
4. **Job creation or retention activities** designed to create or retain permanent jobs, at least 51% of which (computed on a full-time equivalent basis) will be made available to or held by low- and moderate-income persons.

☐ **Aid in the prevention or elimination of slums or blight**

Prevent or eliminate slum and blight on an area basis, or eliminate specific conditions of blight or physical decay on a spot basis that are not located in a slum or blighted area.

☐ **Meet a need having a particular urgency (Demolition Projects Only)**

Use of the urgent need national objective category is rare. It is designed only for activities that alleviate emergency conditions. Activities qualified under urgent need must meet the following criteria:

- The existing conditions must pose a serious and immediate threat to the health or welfare of the community;
- The existing conditions are of recent origin or recently became urgent (generally, within the past 18 months);
- The grantee is unable to finance the activity on its own; and
- Other sources of funding are **not** available.

Does this project meet a National Objectives and other eligibility requirements, as noted in HUD's 24 CFR Part 570.201 regulations?
(Please refer to the 2013 CDBG Application Guide for details.) If no, "STOP".

☐ Yes

☐ No



**Office of Attorney General
Lisa Madigan
State of Illinois**

**National Foreclosure Settlement
Awards
Community Revitalization &
Housing Counseling**

July 17, 2013



OFFICE OF ILLINOIS ATTORNEY GENERAL LISA MADIGAN

National Foreclosure Settlement Awards Community Revitalization & Housing Counseling

I. EXECUTIVE SUMMARY

On December 21, 2012, Attorney General Madigan announced a Request For Qualifications and Proposals (RFQ/P) for \$70 million to support revitalization efforts and housing counseling for Illinois communities fraught with vacant and abandoned properties and foreclosures from funds secured by the National Foreclosure Settlement (NFS).

The goals of the RFQ/P were to mitigate the ripple effects of the foreclosure crisis by prioritizing collaborative proposals designed to foster long-term sustainability in focused areas. Rather than duplicating existing programs, this funding was designed to complement and supplement other foreclosure response efforts using nationally recognized, innovative housing strategies. To further these goals, team proposals – multiple organizations and entities with complementary missions and skills partnering – were strongly encouraged. The full RFQ/P can be found on the Attorney General's website at www.illinoisattorneygeneral.gov/consumers/bankforeclosuresettlement.html.

136 applications were received requesting approximately \$507 million.

This RFQ/P represented the third in a series of funding opportunities made available from the NFS funds, each designed to address a different aspect of the foreclosure crisis. Attorney General Madigan has already distributed \$20 million in awards from NFS funds for legal assistance programs to help provide access to the justice system for borrowers and renters and \$5 million to pilot foreclosure mediation projects in counties where programs do not yet exist.

The following list is a top-line summary of each award given from the \$70 million RFQ/P, as announced on July 17. Most of these awards will be distributed over a three-year period. Details on each award can be found in Sections II, III and IV of this report.

Community Revitalization Awards (Listed Alphabetically by Team Leader)

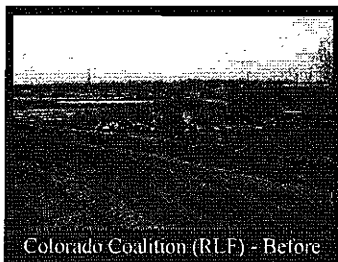
Affordable Housing Corporation of Lake County	\$2,000,000
Chicago Neighborhood Initiatives	\$1,500,000
Community Foundation of the Fox River Valley	\$3,000,000
Community Investment Corporation	\$2,200,000
Community Service Council of Northern Will County	\$1,237,000
→ Cook County Land Bank Authority	\$6,000,000
Decatur Housing Authority	\$2,000,000
Evanston Community Revitalization Partnership	\$1,500,000
Genesis Housing Development Corp.	\$750,000
Habitat for Humanity Champaign County	\$2,000,000
Habitat for Humanity Chicago South Suburbs	\$1,000,000
Habitat for Humanity of McHenry County	\$1,360,000
Hispanic Housing Development Corp.	\$3,000,000



EPA Brownfields Revolving Loan Fund Grants: Interested in Applying for Funding?

Here's what you need to know to get started...

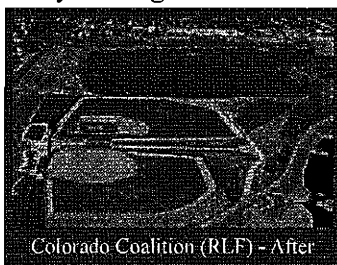
What is EPA's Brownfields Program?



Colorado Coalition (RLF) - Before

The U.S. Environmental Protection Agency's (EPA) Brownfields Program is designed to empower states, communities, and other stakeholders to work together in

a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. EPA provides technical and financial assistance for brownfields activities through an approach based on four main goals: protecting human health and the environment, sustaining reuse, promoting partnerships, and strengthening the marketplace. Brownfields grants serve as the foundation of the Brownfields Program and support revitalization efforts by funding environmental assessment, cleanup, and job training activities. Thousands of properties have been assessed and cleaned up through the Brownfields Program, clearing the way for their reuse.



Colorado Coalition (RLF) - After

A brownfield is defined as: real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. The 2002 Brownfields Law further defines the term to include a site that is: "contaminated by a controlled substance; contaminated by petroleum or a petroleum product excluded from the definition of 'hazardous substance'; or mine-scarred land."

What are the Four Grant Types?

- ✓ Assessment grants provide funding for brownfields inventories, planning, environmental assessments, and community outreach.
- ✓ **Revolving Loan Fund grants** provide funding to capitalize a revolving loan fund that provides loans and subgrants to carry out cleanup activities at brownfields.

- ✓ Cleanup grants provide direct funding for cleanup activities at specific sites.
- ✓ Job Training grants provide environmental training for residents of brownfields communities.

What are Revolving Loan Fund Grants?

Brownfields Revolving Loan Fund Grants provide funding to a grant recipient to capitalize a revolving loan fund that provides loans and subgrants to carry out cleanup activities at brownfields sites.

For the complete discussion of Brownfields Program grant funding, refer to the EPA Proposal Guidelines for Brownfields Assessment, Revolving Loan Fund, and Cleanup grants at: <http://www.epa.gov/brownfields/applicat.htm>

How Do I Apply for a Revolving Loan Fund Grant?

Applicants submit a proposal for each grant type that they are applying for (i.e., assessment, revolving loan fund, and/or cleanup). Each proposal must address the selection criteria outlined in the guidelines.

Grant proposals should be concise and well organized, and must provide the information requested in the guidelines. Applicants must demonstrate that they meet threshold criteria requirements and must respond to evaluation criteria. Factual information about your proposed project and community must be provided.

Proposals must include:

- ✓ Cover letter describing project
- ✓ Applicant information
- ✓ Applicable mandatory attachments (e.g., state letter)
- ✓ Responses to evaluation criteria

All applicants must refer to the Proposal Guidelines published by EPA.

Who is Eligible to Apply for a Revolving Loan Fund Grant?

Eligible entities include: state, local, and tribal governments, with the exception of certain Indian tribes in Alaska; general purpose units of local government, land clearance authorities, or other quasi-governmental entities; regional council or redevelopment agencies; or states or legislatures. RLF applications should be community-wide; site-specific RLF grants will not be awarded.

How Much Revolving Loan Grant Funding is Available?

Revolving Loan Fund Grants provide up to \$1,000,000 per eligible entity; they are available for a single recipient or a coalition of eligible entities.

Requirements include:

- ✓ Funds may be used to address sites contaminated by petroleum and/or hazardous substances, pollutants, or contaminants (including hazardous substances co-mingled with petroleum).
- ✓ At least 60 percent of the awarded funds must be used to implement a revolving loan fund, in order to provide no-interest or low-interest loans for brownfields cleanups.
- ✓ An RLF award requires a 20 percent cost share, which may be in the form of a contribution of money, labor, material, or services, and must be for eligible and allowable costs.

How Long is the Revolving Loan Fund Grant Period?

The performance period for a Revolving Loan Fund grant is five years.

Where Do I Find the Proposal Guidelines?

Electronic copies of the Proposal Guidelines can be obtained from the EPA brownfields Web site at:
<http://www.epa.gov/brownfields/applicat.htm>

Additional information on grant programs may be found at: www.grants.gov

Is Pre-Application Assistance Available?

If resources permit, EPA Regions may conduct open meetings with potential applicants. Check with your regional office for date and location information. Your regional Brownfields Program contacts can be found at: <http://www.epa.gov/brownfields/corcntct.htm>

EPA can respond to questions from applicants about threshold criteria, including site eligibility and ownership.

What is the Evaluation/Selection Process?

Brownfields grants are awarded on a competitive basis. Evaluation panels consisting of EPA staff and other federal agency representatives assess how well the proposals meet the threshold and ranking criteria outlined in the Proposal Guidelines for Brownfields Assessment, Revolving Loan Fund, and Cleanup grants. Final selections are made by EPA senior management after considering the ranking of proposals by the evaluation panels. Responses to threshold criteria are evaluated on a pass/fail basis. If the proposal does not meet the threshold criteria, the proposal will not be evaluated. In some circumstances, EPA may seek additional information.


www.dnr.state.il.us

Pat Quinn, Governor

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 Grant Info
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 Hunting
 Fishing
 License / Permit / Register
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 Mandatory Safety Programs
 Lodges / Leasing
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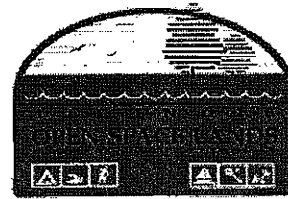
Illinois

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Tips

Office of Architecture, Engineering and Grants

Open Space Lands Acquisition and Development Program (OSLAD) & Land and Water Conservation Fund (LWCF)



The Open Space Lands Acquisition and Development (OSLAD) Program is a state-financed grant program that provides funding assistance to local government agencies for acquisition and/or development of land for public parks and open space. The federal Land & Water Conservation Fund program (known as both LWCF and LAWCON) is a similar program with similar objectives. Both are managed in Illinois by the Department of Natural Resources with concurrent application due dates, equal grant maximums and similar general rules.

Projects vary from small neighborhood parks or tot lots to large community and county parks and nature areas. The state program is financed by a percentage of the state's Real Estate Transfer Tax. The federal program is financed nationally by revenue from OSOD leases.

Under both programs, funding assistance up to 50% of approved project costs can be obtained. Grant awards up to \$750,000 are available for acquisition projects, while development/renovation projects are limited to a \$400,000 grant maximum.

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- Director Home Page
- Office Staff
- Office of Management & Budget
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- Architecture & Engineering Home Page
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- Conservation World Renovation Project
- Pere Marquette Visitor Center
- ACE
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Grant Administration

- Grant's Home Page
- Grant Staff
- Grants-in-Aid Programs
 - Youth Recreation Corps
 - PARC
 - OSLAD
 - BAAD
 - Trails Grant
- Programs
 - Bicycle Path program
 - Snowmobile
 - STEF
 - OHV
 - RTP
- Online Application Instructions
 - Planning, Development and Facility Guides
- Back to OAG Home Page



www.epa.state.il.us

Pat Quinn, Governor

Leaking Underground Storage Tanks (Leaking UST)

Illinois' Underground Storage Tank Fund Guide

The Underground Storage Tank (UST) Fund helps tank owners and operators pay for cleaning up leaks from petroleum USTs. By doing so, the UST Fund also satisfies the federal financial assurance requirements for all Illinois tank owners and operators. Since its inception in 1989, the UST Fund has paid more than \$800 million. Illinois generates money for the UST Fund through a \$0.003 per-gallon motor fuel tax and an \$0.008 per-gallon environmental impact fee, both of which are due to expire in 2025.

Two state agencies share administration of the UST Fund. The Illinois Office of the State Fire Marshal (OSFM) determines if an UST owner or operator is eligible for payment from the UST Fund and determines the deductible amount to be paid by the owner or operator. The Illinois Environmental Protection Agency (Illinois EPA) reviews budgets and payment requests for corrective action to determine if the costs are reasonable, eligible, and consistent with the associated technical plan. The Illinois EPA also prepares and processes vouchers for payment claims. Two other state agencies are involved in the financial aspect of the UST Fund; the Illinois Department of Revenue collects the motor fuel tax and environmental impact fee, and the Office of the Comptroller issues the checks once Illinois EPA has prepared and processed a voucher for payment claims.



A leaking UST site during remediation

Three sets of laws and regulations affect the payment of costs related to a tank release:

Sections 22.18, 22.18a, 22.18b, and 22.18c of the Environmental Protection Act (Act) and 35 Illinois Administrative Code (35 Ill. Adm. Code) 731, referred to as Old Law or Part 731, apply to owners and operators of USTs that contain petroleum who reported a release before September 13, 1993, and have not elected to proceed under Title XVI of the Act. Part 731 also applies to releases of regulated non-petroleum substances, regardless of when they were reported.

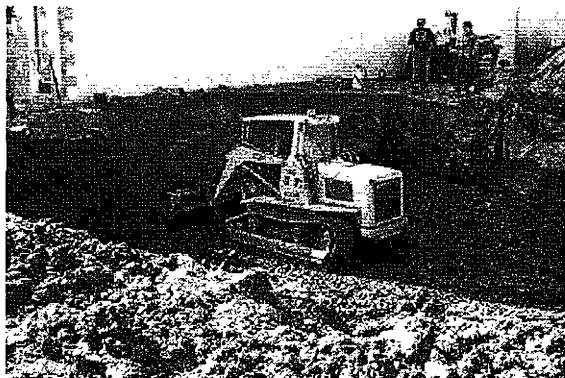
Title XVI of the Act as effective prior to June 24, 2002, and 35 Ill. Adm. Code 732, referred to as Part 732, apply to tank owners and operators of USTs who reported a release of petroleum on or after September 13, 1993, and before June 24, 2002, or who elected to proceed under Title XVI of the Act before June 24, 2002.

Title XVI of the Act as amended by Public Act 92-0554 and 35 Ill. Adm. Code 734, referred to as Part 734, apply to tank owners and operators of USTs who reported a release of petroleum on or after June 24, 2002, or who elected to proceed under Title XVI of the Act on or after June 24, 2002.

The payment request process differs according to whether the leaking UST site is subject to Part 731, Part 732, or Part 734.

What are the eligibility requirements for accessing the UST Fund?

1. Costs incurred for corrective action must result from the confirmed UST release of:



A leaking UST excavation

- * Fuel as defined in Section 1.19 of the Motor Fuel Tax Law
- * Aviation fuel
- * Heating oil
- * Kerosene
- * Used oil that has been refined from crude oil used in a motor vehicle, as defined in Section 1.3 of the Motor Fuel Tax Law.
- * The UST owner or operator cannot be the United States Government.
- * The owner or operator cannot be exempt from the per-gallon tax as established by the amended Motor Fuel Tax Law. Those exempt include airports with more than 300,000 operations per year located in a city of more than 1,000,000 inhabitants (O'Hare International Airport and

Midway Airport in Chicago); and rail carriers registered pursuant to Section 18c-7201 of the Illinois Vehicle Code.

4. The owner or operator must have registered the tank with the OSFM and have paid all required fees.
5. The UST must not have been taken out of service prior to January 1, 1974.
6. The UST must not be classified as a farm or residential heating oil tank.
7. Effective January 1, 2006, Public Act 94-0274 amended the definition of "owner" at Section 57.2 of the Act. It expanded the definition to include any person who has submitted to the Illinois EPA a written election to proceed under Title XVI of the Act and has acquired an ownership interest in a site on which one or more registered tanks have been removed, but on which corrective action has not yet resulted in the issuance of a No Further Remediation Letter by the Illinois EPA pursuant to Title XVI of the Act. The buyer of a property with a reported release may become the tank owner for the purpose of remediating the site and accessing the UST Fund, provided the OSFM eligibility criteria are met. More information about this law is in the new "owner" law fact sheet.

What are the deductibles?

A \$10,000 deductible applies, except in the following situations:

1. A deductible of \$15,000 shall apply if one or more, but not all, of the USTs were registered prior to July 28, 1989, and the State received notice of the confirmed release on or after July 28, 1989.
2. A deductible of \$50,000 shall apply if any of the USTs were registered prior to July 28, 1989, and the State received notice of the confirmed release prior to July 28, 1989.
3. A deductible of \$100,000 shall apply if none of the USTs were registered prior to July 28, 1989 (except in cases where the tanks were not registered prior to July 1, 1992, and are used to store heating oil for consumptive use only on premises other than a farm or residential unit).

Eligible costs

Costs requested for payment from the UST Fund must also meet eligibility requirements. Eligible costs are those that:

1. Were incurred after the owner or operator notified the Illinois Emergency Management Agency (IEMA) of a confirmed UST release;
2. Resulted from a release of petroleum;
3. Are associated with corrective action activities and for materials or services provided or performed in conjunction with corrective action activities;
4. Are reasonable and are for corrective action activities that do not exceed the minimum requirements of the Act and regulations; and
5. Have not already been paid to the owner or operator under a private insurance policy, other written agreement, or court order.



Illinois
Environmental
Protection Agency

Bureau of Land
1021 N. Grand Ave. E.
Springfield, IL 62794-9276

June 2005

MUNICIPAL BROWNFIELDS REDEVELOPMENT **GRANT PROGRAM** APPLICATION PACKAGE

- I. Introduction**
- II. Program Requirements**
- III. Application Instructions**
- APPENDIX A**
- APPENDIX B**
- APPENDIX C**

I. Introduction

The Illinois Environmental Protection Agency (Illinois EPA) defines brownfields as a site, or portion thereof that has actual or perceived contamination and an active potential for redevelopment.

Brownfield sites vary in size, location, age, and past use. These properties can range from a closed gas station to a former multi-acre manufacturing facility. The Municipal Brownfields Redevelopment Grant (MBRG) Program provides funding for properties contaminated (or suspected of being contaminated) by petroleum, hazardous waste, or both.

Grants are issued to municipalities to evaluate and prioritize former industrial and commercial properties for cleanup, working toward an end-goal of redevelopment. Grants are awarded for:

- Site Investigation,
- Development of Remedial Objectives,
- Preparation of Remedial Action Plans, and
- Implementation of Remedial Action Plans and Remedial Action Completion Reports.

MBRG Program funds can be used for implementation of remediation activities.

The MBRG Program is a reimbursement program. If awarded an MBRG, a municipality will be reimbursed for eligible or approved costs up to the specified grant amount.

Municipalities that request funds under the MBRG Program for a specific site must enroll the site in the Illinois EPA's Site Remediation Program and proceed in accordance with the applicable regulations for that voluntary cleanup program unless the site is regulated under the Leaking Underground Storage Tank Program. In that case, the Leaking Underground Storage Tank Program will provide technical oversight of project activities.

A municipality may also engage outside professionals to prepare the grant application; however, project statements and applications must be signed by a duly authorized municipal official(s).

The maximum grant amount that may initially be requested is \$120,000.00, with no more than \$240,000.00 available per municipality.

To help grant candidates “scope out” a grant project before they prepare and submit a formal grant application, the Illinois EPA has developed the Brownfields Representative service. Upon request, a municipality may meet directly with a senior Illinois EPA staff person to better define the project and determine its viability. To request a meeting with a Brownfields Representative, please contact the Office of Brownfields Assistance at 217-782-6761.

II. Program Requirements

Purpose

The Illinois EPA is authorized under Section 58.13 of the Environmental Protection Act (415 ILCS 5/58.13) to administer the Municipal Brownfields Redevelopment Grant (MBRG) Program for the purpose of providing financial assistance to Illinois municipalities for brownfields sites. The governing regulations can be found at 35 Illinois Administrative Code, Part 885.

Eligibility

To be eligible for the MBRG Program, the applicant must be a municipality. A municipality means an incorporated city, village or town in the State of Illinois. Municipality does not mean a township, a town when that term is used as the equivalent of a township, an incorporated town that has superseded a civil township, county, or school district, park district, sanitary district, or similar government district.

When a municipality requests funds from the MBRG Program, the municipality must: 1) enroll the site in the Illinois EPA Site Remediation Program prior to the start of invasive Phase II field work (unless the site is regulated by the Leaking Underground Storage Tank Program) and proceed in accordance with the applicable regulations for that program, and 2) provide a detailed scope of work for each on-site task, describing all aspects of the proposed field work.

A municipality may apply for a grant to conduct eligible activities at municipally owned or privately owned properties, however the municipality must have legal access to the project site(s).

Grant Amounts

Pursuant to Section 58.13(a)(4) of the Act, grants shall be limited to a maximum of \$240,000.00, and no municipality shall receive more than this amount. A municipality should request an initial grant amount of \$120,000.00 or less, and later amend the grant upwards to the maximum amount of \$240,000.00.

Grant awards are distributed as reimbursement of costs incurred by the municipality. Grant amounts shall not exceed 70% of the specific project amount. Specific projects may be a single phase of a larger project (i.e., a Phase II environmental assessment as a prelude to a larger project). Municipalities are required to share in any grant award through a 70/30 match (70% grant, 30% match). See examples below.

MBRG Project Costs	Maximum Grant Award
\$50,000	\$35,000
\$100,000	\$70,000
\$171,429	\$120,000
\$342,857	\$240,000

Municipalities are required to provide a list of funds allocated for or committed to this proposed MBRG project by source and amount.

Grant Match

The 30 percent match may be comprised of a monetary match, in-kind services, or a combination of both. In-kind services mean that a municipality may count city personnel and equipment costs used for grant eligible activities towards the match. A municipality must track its match contributions to the project, but does not need to report it on a quarterly basis. At the end of the grant project, a Match Funding Certification form must be submitted with the Final Report, certifying that the required local match has been met. Match-eligible activities must correspond to the project schedule in the grant application approved by the Illinois EPA.

Eligible Expenses

Costs eligible for payment from the MBRG include those for brownfields site investigation, characterization, development of remediation objectives, development and implementation of corrective action plans, and for materials or services provided or performed in conjunction with these activities. Such activities and services may include, but are not limited to:

1. Site Remediation Program enrollment costs and Illinois EPA oversight costs of participating in the Site Remediation Program;
2. Reasonable environmental consultant oversight services;
3. Remedial investigation and design;
4. Development and implementation of activities necessary to establish remediation objectives;
5. Laboratory services necessary to characterize the site and establish cleanup objectives;
6. Installation and operation of groundwater investigation and monitoring wells;
7. Development and implementation of a soil-sampling plan;
8. Development of a groundwater corrective action system;
9. Development of a soil corrective action plan;
10. Costs associated with seeking reimbursement from the MBRG including, but not limited to, completion of documentation for partial or final payment;
11. Purchase costs for non-expendable materials, supplies, equipment or tools purchased and used for the MBRG project; and
12. Development and implementation of corrective action plans.

Ineligible Expenses

Costs ineligible for payment from the MBRG include, but are not limited to:

1. Costs or losses resulting from business interruption at the specific site;
2. Costs associated with improperly installed sampling or monitoring wells;
3. Costs associated with improperly collected, transported or analyzed soil and groundwater samples;
4. Costs associated with geotechnical sampling and study;
5. Costs associated with marketing the site for sale or redevelopment;
6. Costs associated with land acquisition;

7. Costs related to community outreach beyond what is recommended under the Site Remediation Program;
8. Interest or finance costs charged as direct costs;
9. Insurance costs charged as direct costs;
10. Costs for services performed outside the scope of the Illinois EPA-approved project;
11. Costs incurred prior to execution of the formal grant agreement;
12. Costs associated with an asbestos study or survey conducted within or associated with a structure or dwelling, including sample collection and analysis;
13. Costs associated with a lead paint study or survey conducted within or associated with a structure or dwelling, including sample collection and analysis;
14. Costs associated with demolition;
15. Costs associated with resampling, when it has been determined that such resampling is necessary due to failure by the consultant to follow standard procedures or advice or direction from the Site Remediation Program; and
16. Costs for expediting of lab analysis of samples, unless approved in advance by the Illinois EPA.

Grant Payment

The Illinois EPA shall use reimbursements to the grantee as the method of payment of grant funds.

Reimbursement Requests

To obtain reimbursement from the MBRG, the grantee shall submit a request for reimbursement in writing to the Illinois EPA on forms provided by the Illinois EPA with documentation, including the activities performed, who performed them, hourly rates, the time frame in which the activities were performed and a detailed breakdown of the costs incurred, to demonstrate that the grantee has incurred the costs for which reimbursement is sought. The Illinois EPA must be able to easily correlate the items and activities of each reimbursement request to the approved budget and work plan before payment can be made. All reimbursement requests must clearly designate the work period during which costs were incurred, and must be submitted to the Illinois EPA by the municipality.

Payment Schedule

The grantee may submit an initial request for reimbursement at any time after the costs for which reimbursement is sought have been incurred. Subsequent requests for reimbursement from the MBRG must be spaced at least 90 days apart, except that the grantee may submit a final reimbursement request no more than 90 days after either the most recent prior request or completion of approved grant activities.

Grant Time Frame

Grant funds must be expended no more than three years after the effective date of the grant award, except for grantees who were issued a grant on or before January 1, 2002, in which case grant funds in excess of \$120,000.00 must be expended no more than three years after the effective date of the grant amendment. The exception also applies for grantees whom the Illinois EPA determines would thereby be prohibited from successfully accomplishing the project goals set forth in the Illinois EPA-approved grant agreement, in which case grant funds must be

expended by a date set by the Illinois EPA. Such Illinois EPA determination must be based on written documentation from the grantee as set forth in 35 IAC 885.240(c)(2)(A-D).

Reporting Requirements

The grantee must submit quarterly progress reports to the Illinois EPA using forms provided by the Illinois EPA during the term of the grant. Each progress report should be a short narrative of the activities performed and the dates they were performed during that quarter. The Quarterly Progress Reports must also include, but not be limited to, the date the site was enrolled in the Site Remediation Program and a copy of the enrollment application, any change in ownership or intended use of the Brownfields site, any land use changes within the quarter, and any deviations from the grant application work plan schedule.

The first quarterly report is due 30 days after the first 90-day period, which begins on the execution date of the formal grant agreement. Quarterly Reports are required even when no project activity occurs during the report period.

The grantee must submit a detailed Final Report to the Illinois EPA at the end of the grant term. In the Final Report, the grantee must at a minimum, provide an all-inclusive summary of how the tasks described in the approved project plan, including original scope of work and all approved amendments have been fulfilled; an evaluation of whether the projected benefits to the community were realized; an assessment of the overall project, taking into consideration problems that were encountered; how well the municipal officials communicated with the site owner and consultant, how the scope of work may have changed over time, and recommendations to improve the Illinois EPA's administration of the program; a description of what will happen next at the site and what the cleanup and redevelopment plans are; a budget summary indicating what areas of the project were over-budgeted and/or under-budgeted; photographs of the completed project sites; and a completed Match Funding Certification, on a form provided by the Illinois EPA, certifying that the required, local match has been met, in accordance with 35 IAC Section 885.245(b).

Municipalities are required to maintain their own records of match activities in accordance with 35 IAC Section 885.405. To ensure accurate records are kept for MBRG match, the Illinois EPA suggests the following information be maintained in the grantee's files:

- Cross-reference match activities and costs to tasks, services, and identified charges in the approved application.
- Designate the time period covered by the match.
- Summarize activities performed.
- Track dates work was performed and/or cost incurred.
- Track number of hours worked and hourly rate (can be reported on a weekly basis)
- Track names of the individuals performing the work.

Grant Application Review

All grant applications will be awarded on a competitive basis. The Illinois EPA shall take action on all pending complete municipal brownfields redevelopment grant applications at the close of each of two grant application periods per year, the first ending January 1 and the second ending July 1. The Illinois EPA may award and fund any grant prior to the end of a grant application

period provided that the grant applicant demonstrates that the brownfields redevelopment project for which the grant is sought is specific to one or more sites, remediation of the project site(s) is necessary to assure protection of human health and the environment, and failure to fund the grant prior to the end of the grant application period would substantially impair implementation of the project. The Illinois EPA shall, no more than 90 days after the close of each grant application period notify, in writing, each applicant with a pending application, if funding is available, of the applicant's selection or rejection for a grant award, or if funding is not available, of the unavailability of grant assistance.

In awarding grants, the Illinois EPA may give weight to geographic location during application review to enhance geographic distribution of grants across the state, as well as to new grantees over current grantees seeking an amendment. Grants shall be awarded on a competitive basis subject to availability of funds. Grants may be used for multiple sites.

III. Application Instructions

Please submit one original proposal and two copies. All original proposals should be typed, double spaced, on 8½ × 11 Post Consumer content recycled paper and must be prepared in the format described below.

PROPOSAL FORMAT

I. Cover Sheets

Use the three-page form provided in Appendix A. The cover sheets must be completed in full and signed by the duly authorized municipal official(s).

2. Abstract

The abstract should be approximately 150 - 300 words in length, should state clearly and concisely the goals and objectives of the proposed project, and should summarize the project plan.

3. Statement of Work

a. Background: Describe the negative effects brownfields have had on the local community and the positive effects funding and implementation of this proposed project will have. Describe local government involvement in this project and what additional involvement is planned.

Indicate whether the site is located in a Census Tract that is in a minor civil division and a place that has been determined by the Department of Commerce and Economic Opportunity to contain a majority of households consisting of low and moderate-income persons. Indicate if the site is located in an Enterprise Zone or not. If the site is in an Enterprise Zone, provide a map that identifies the duly designated Enterprise Zone and the specific site location.

Indicate whether the property is a municipally owned or privately held property. If the property is not municipally owned, explain why grant funds are requested for a privately held property, and discuss the anticipated benefit to the municipality for expending grant funds at a privately

held property. Provide property ownership information, tenant information, including tenant name, type of lease/rent and type of business.

Describe the anticipated long-term benefits of this project and the means by which the municipality will sustain these benefits. Describe how the success of the project will be measured.

The grantee must make a commitment that the site for which the grant is sought will be entered into the Site Remediation Program, to the extent that activities funded by the grant are eligible activities under the Site Remediation Program.

b. Project Plan: Describe all components and phases of the proposed project. Describe in detail all planned or proposed tasks, name the companies or individuals performing tasks, and include a schedule of the work plan by task, including significant activities and events. This plan must clearly designate who or what firms will perform the specific tasks funded by the MBRG and must include tasks performed by all subcontractors and specialty services.

Provide a detailed explanation of all anticipated expenses covered by the grant and a discussion of costs not covered by the grant, but anticipated to achieve the stated long-term project goals and measures. Include a designation of the total acreage of the brownfields site and the location of brownfields site by latitude and longitude.

Attachments to the plan should include:

- Map(s) indicating location(s) of the proposed project, areas affected by the proposed project and enterprise zone, if relevant to project.
- Letter of agreement or other documentation from the contractor or sub-contractors involved in or responsible for components of the proposed project.
- Letters of agreement or other documentation showing that the applicant has secured the site(s) for the project or has, at a minimum, obtained a commitment from the appropriate entity to allow access to the site(s) at which this proposed project will be occurring.
- Photographs of the site(s) and adjacent area are not required, but highly recommended.

For sites where soil and groundwater sampling will be conducted, the project plan must conform to the Site Remediation Program or Leaking Underground Storage Tank Program regulations, as appropriate. Indicate whether the type of No Further Remediation letter being sought for the site(s) will be focused or comprehensive, and include a discussion as to the sampling activities proposed to obtain the type of release letter being sought.

c. Organization and Management Plan of the Municipality: The plan must designate the project manager from the municipality who will serve as the liaison with the Illinois EPA. Describe previous project management or other related experience and capabilities of the project manager. Describe the organization, work assignments and experience of key project participants. This plan should cover all components and phases of the project. The plan must provide evidence showing the ability of the project manager to successfully organize, administer, and complete the project as specified in the proposal. This evidence must include relevant experience of all project team members and adequate staffing and budgetary allowances. All personnel identified

in this section must be accounted for in the budget proposal. Likewise, the responsibilities of any personnel included in the budget must be outlined in this section.

The following additional information should also be included:

- Contact list showing the names, titles, street and email addresses, and phone and fax numbers of municipal project managers and key staff from the environmental consultant/planner.
- Documentation showing resource commitment by the grantee.
- Proposed allocation of resources, both capital and labor, to the project.

d. Organization and Management Plan of the Environmental Consultant or Planner: Describe previous project management or other related experience and capabilities of the Environmental Consultant or Planner. Describe the organization, work assignments and experience of key personnel, and designate the primary contact person. This plan should cover all components and phases of the project. The plan must provide evidence showing the ability of the Environmental Consultant or Planner to successfully organize, administer, and complete the project as specified in the proposal. This evidence must include names, titles and relevant experience of all significant staff involved in this project. All personnel identified in this section must be accounted for in the budget proposal. Likewise, the responsibilities of any personnel included in the budget must be outlined in this section.

Provide a detailed description of the task(s) the consultant is to perform in the proposed project. Provide a statement that work will be performed as outlined in the application work plan approved as part of the application, including adherence to the work schedule.

The following items must be included:

- Copy of the consultant's current normal and customary billing rates.
- Relevant experience of all subcontractors to be used.
- Copy of each subcontractor's signed formal bid.

4. Budget

Use the budget forms provided in Appendix B. All entries on the budget form must be explained in detail in the project or organization and management plans. Round all amounts to the nearest dollar. Carry all percentages to one decimal place.

The following definitions should be referred to when completing the budget form:

Applicant's Match: Applicant's commitment to the project in the form of in-kind and/or cash investments.

In-Kind: Refers to personnel, equipment, etc., employed or purchased prior to the proposed project with applicant's funds, which are essential for and committed to the project. The cost assigned should be based on the current fair market value and prorated if applicable.

Monetary: All cash, whether from the applicant or other sources committed as match to the project.

Contributions from other sources must be identified, and explanation or justification of significant or unusual items or financial arrangements should be included in the form of budget notes, referring, where appropriate, to specific parts of the proposal text. List all third-party subcontractors to be involved in the project under Item D. of the budget form.

Entries on the budget forms should include the following:

Appendix B: Budget Summary Estimate Page

- Applicant's match should be broken down into Monetary vs. In-Kind Services columns;
- Check to be sure that Applicant's Match vs. Grant Dollars costs match up with the figures reflected on the budget breakdown sheets;
- Check to be sure that Total Costs add up for ***both rows and columns***;
- Check to be sure that Percentage of Total figures are rounded properly, accurate and add up to the required 70/30 split;
- Check for any transcription/typing errors prior to submitting the official application package.

A. Personnel Services Budget

- All personnel should be listed by name and title;
- All personnel for whom costs have been attributed to in this section must be accounted for in the Organization and Management Plan of both the Municipality and the Environmental Consultant/Planner as appropriate.

B. Equipment Budget

- All equipment items must be assigned a purchase price or rate (*i.e. hourly, daily, weekly, etc.*).

C. All Other Direct Costs Budget

- Costs must be described in reasonable enough detail to link their necessity back to the project proposal;
- All such costs must be assigned a purchase price or rate (*i.e. hourly, daily, weekly, etc.*);
- ***Enrollment and oversight costs associated with the Site Remediation Program should be included in this section.***

D. Contractors & Subcontractors Budget

- All contractors/subcontractors providing professional services to the project must be broken down by firm and key staff assigned.
- All firms for which costs have been attributed to in this section must be accounted for in the Organization and Management Plan of the Municipality and/or Environmental Consultant.

Any person who knowingly makes a false, fictitious, or fraudulent material statement, orally or in writing, to the Illinois EPA commits a Class 4 felony. A second or subsequent offense after conviction is a Class 3 felony. (415 ILCS 5/44(h)).

Submit the MBRG Application to:

Illinois Environmental Protection Illinois EPA
Office of Brownfields Assistance
Bureau of Land #24
1021 North Grand Avenue East
P.O. Box 19276
Springfield, Illinois 62794-9276

For more information:

Office of Brownfields Assistance
217-782-6761

Attachment D

Letters of Support from CBOs and Other Government

COOK COUNTY HEALTH & HOSPITALS SYSTEM

CCHHS



Toni Preckwinkle • President
Cook County Board of Commissioners
Ram Raju, MD, MBA, FACS, FACHE
Chief Executive Officer
Cook County Health & Hospitals System

Terry Mason, MD, FACS
Chief Operating Officer
Cook County Department of Public Health
15900 S. Cicero Avenue
Oak Forest, IL 60452
708-633-4000 phone

Health & Hospitals System Board Members

David Carvalho • Chairman
Jorge Ramirez • Vice Chairman
Commissioner Jerry Butler
Lewis M. Collens
Ada Mary Gugenheim
M. Hill Hammock
Wayne M. Lerner, DPH, FACHE
Rev. Calvin S. Morris, PhD
Luis Muñoz, MD, MPH
Carmen Valasquez
Dorene P. Wiese, EdD

January 3, 2014

Deborah Stone, Director
Cook County Dept. of Environmental Control
69 W. Washington, Suite 1900
Chicago, IL 60602

Dear Ms. Stone:

The Cook County Department of Public Health strongly supports the application from the Cook County Department of Environmental Control (CCDEC) and the Coalition of Bellwood, Forest Park, Franklin Park, Maywood, Melrose Park, Northlake and Schiller Park for a Brownfields Assessment Grant of \$600,000.

The Cook County Department of Public Health is the state certified public health department serving the suburban areas of Cook County. Over the years, our department has worked in the aforementioned communities on numerous public health issues, including but not limited to environmental health, communicable disease control, maternal and child health, lead poisoning mitigation, and chronic disease prevention. The work proposed in this application would complement our ongoing efforts to improve the overall health of these communities.

Our department is committed to continuing to work with CCDEC and help this project move forward by providing public health data, assisting with community outreach efforts, linking information on our website, and by sharing community health knowledge and expertise.

The redevelopment of brownfields in the coalition communities is critically important to the long term economic viability of these communities. We look forward to assisting with this important work in the future.

Sincerely,

A handwritten signature in dark ink, appearing to read "Terry Mason".

Terry Mason, MD, FACS
Chief Operating Officer

TM:aw



TONI PRECKWINKLE

PRESIDENT

**Cook County Board
of Commissioners**

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3rd District

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**BUREAU OF ECONOMIC DEVELOPMENT
DEPARTMENT OF PLANNING AND DEVELOPMENT**

Michael Jasso

DIRECTOR

69 W. Washington, Suite 2900 • Chicago, Illinois 60602-3171 • (312) 603-1000

January 17, 2014

The Honorable Gina McCarthy
Administrator

USEPA William Jefferson Clinton Building North (WJC North)
1200 Pennsylvania Avenue N.W.
Washington, DC 20004

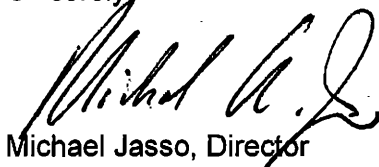
Dear Administrator McCarthy:

On behalf of the Cook County Bureau of Economic Development (Bureau), I am pleased to lend my support to the proposal prepared by the Cook County Department of Environmental Control to obtain a U.S. Environmental Protection Agency (USEPA) Brownfields Assessment Grant in the amount of \$600,000. If the USEPA awards this grant, the Bureau's Department of Planning and Development will provide \$50,000 in HUD Community Development Block Grant funds for demolition purposes.

The County's Department of Environmental Control has partnered with seven contiguous West Suburban municipalities (Bellwood, Forest Park, Franklin Park, Maywood, Melrose Park, Northlake and Schiller Park) to form the West Suburban Cook County Coalition (Coalition). These dense inner-ring industrial suburbs lie west of Chicago's predominantly minority West Side, south of O'Hare Airport, and are surrounded by expressways and rail. Former manufacturing communities have fallen victim to increasing unemployment, abandoned and underutilized property, and an increase in adverse health effects to sensitive populations. Today, the Coalition is composed of mostly minority and low-income communities with many sites whose expansion, redevelopment or reuse is hindered by the presence or potential presence of contamination.

The Bureau's Department of Planning and Development is the annual recipient of HUD Community Development Block Grant (CDBG) funds. HUD allows CDBG funds to be used as non-federal match in connection with a federal grant program, at CFR 570.201(g). If the USEPA awards this grant, the Department of Planning and Development will work with the Department of Environmental Control and Coalition members to help identify demolition projects which can further the redevelopment of brownfield sites.

Sincerely,



Michael Jasso, Director
Cook County Bureau of Economic Development
Department of Planning and Development



January 17, 2014

VIA EMAIL"

Ms. Linda Mangrum
Ms. Kelley Moore
U.S. EPA Region V
77 W. Jackson Blvd. (SM-7J)
Chicago, IL 60604-3507

Dear Ms. Mangrum and Ms. Moore:

The Chicago Cook Workforce Partnership ("The Partnership") supports the application for a Coalition Brownfields Assessment Grant of \$600,000 from the Cook County Department of Environmental Control and the other local government Coalition members: Bellwood, Forest Park, Franklin Park, Maywood, Melrose Park, Northlake and Schiller Park.

The Partnership oversees workforce development for local businesses and workers through universally accessible, information-driven, one-stop career center systems and a network of delegate agencies and training providers. Services for job seekers include individualized career planning, occupational training and job placement.

The specter of past contamination of industrial and petroleum sites in these communities is a visual blight, a public health threat, and a significant barrier to redevelopment both because of the costs of assessment and cleanup and the uncertainties about site conditions. But, the work of assessing sites and cleaning them up will itself involve jobs. More importantly, it will create strong potential for redevelopment and new jobs.

As the agency that oversees federal workforce development funds, The Partnership is committed to helping the Coalition by:

- ❖ Connecting the Coalition to job training providers that can screen and train employees for openings with contractors doing site assessment and cleanup work.
- ❖ Providing access to a pool of potential employees, drawing on local residents of these communities.
- ❖ Working with prospective businesses and developers who may be attracted to redevelop the sites, to link them with tailored and comprehensive workforce development services.

If you have any questions regarding our letter of support, please feel free to contact me at 312-603-0223.

Sincerely,

Karin M. Norington-Reaves
Chief Executive Officer



Chicago Metropolitan Agency for Planning

233 South Wacker Drive
Suite 800
Chicago, Illinois 60606

312 454 0400
www.cmap.illinois.gov

January 2, 2014

Ms. Deborah Stone
Cook County Department of Environmental Control
69 W. Washington, Suite 1900
Chicago, Illinois 60602

Dear Ms. Stone:

On behalf of the Chicago Metropolitan Agency for Planning (CMA), I submit this letter in support of Cook County and the Coalition of Bellwood, Forest Park, Franklin Park, Maywood, Northlake, and Schiller Park's application for a Coalition Brownfields Assessment Grant of \$600,000.

CMA is the official regional planning organization for the northeastern Illinois counties of Cook, DuPage, Kane, Kendall, Lake, McHenry, and Will. CMA developed and now guides the implementation of GO TO 2040, metropolitan Chicago's first comprehensive regional plan in more than 100 years.

CMA is committed to helping this project move forward. Our agency can assist with community outreach by promoting relevant information through our Weekly Update e-newsletter that goes to over 10,000 subscribers, as well as through our social media outlets. CMA will also commit resources in the form of implementation activity in communities where we have already conducted projects through our Local Technical Assistance program, including Bellwood, Forest Park, Franklin Park, Maywood, Northlake, and Cook County.

By receiving this grant, the coalition group members will have the plans and financial ability to conduct environmental assessment on underutilized parcels, which will increase the viability and feasibility of future development on these sites. CMA continues to support regional economic and community efforts by Cook County and the coalition group members to provide quality economic development products, expected contributions, and improvements to regional planning. This agency supports the selection of this project for program funding.

Please contact me at bdean@cmap.illinois.gov if you have any questions.

Sincerely,

Robert M. Dean
Deputy Executive Director for Local Planning



175 West Jackson Blvd
Suite 1550
Chicago, IL 60604
312.913.3200
www.rtachicago.org

Deborah Stone
Cook County Department of Environmental Control
69 W. Washington, Suite 1900
Chicago, IL 60602

December 30, 2013

Dear Ms. Stone:

On behalf of the Regional Transportation Authority (RTA), I submit this letter in support of Cook County and their application to the US EPA Coalition Assessment Grant Program to perform environmental assessment activities and promote economic development within the O'Hare and Northwest Suburban area.

The Villages of Maywood, Franklin Park, Melrose Park, Forest Park and Bellwood have all received funding in the past from the RTA's Community Planning Program for Transit-Oriented Development (TOD) planning studies. These studies provide a framework for the revitalization of the downtown core and the improvement of pedestrian and vehicular access within transit areas. We monitor the implementation progress of these studies and offer assistance on an as-needed basis. As a follow-up to the studies in Franklin Park and Maywood, the RTA has provided technical assistance and support with implementing recommendations in their TOD plans through our TOD Implementation Technical Assistance Program. Both villages have received assistance from the RTA, with support from the Urban Land Institute (ULI), to solicit advice and guidance from the development community with respect to the current market conditions for TOD. Additionally, Franklin Park has received assistance from the RTA in 2013 to update their zoning regulations in their TOD area.

By receiving this Assessment Grant, these villages will have the financial ability to conduct environmental assessments and remediation on specific parcels that will increase the viability and feasibility of future development (and transit-oriented development) on these sites.

The RTA continues to support transit-oriented development efforts for its expected contributions and improvements to regional transportation and urges the selection of this project for program funding. If you have any further questions, please feel free to contact Tony Manno, Project Manager, Local Planning and Programs at 312.913.3211 or mannoa@rtachicago.org.

Sincerely,

A handwritten signature in black ink, reading 'Jay M. Ciavarella', is written over the printed name.

Jay M. Ciavarella

Division Manager, Local Planning & Programs

Protecting Our Water Environment

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Debra Shore

Kari K. Steele

Patrick D. Thompson

Metropolitan Water Reclamation District of Greater Chicago

100 EAST ERIE STREET

CHICAGO, ILLINOIS 60611-3154

312.751.5600

DAVID ST. PIERRE, P.E.

Executive Director

312.751.7900 f: 312.751.7926

david.stpierre@mwr.org

January 3, 2014

Ms. Deborah Stone

Director

Cook County Department of Environmental Control

69 W. Washington, Suite 1900

Chicago, IL 60602

Dear Ms. Stone:

Subject: Brownfields Assessment Grant

The Metropolitan Water Reclamation District of Greater Chicago (MWRD) strongly supports this effort by Cook County and the municipalities of Bellwood, Forest Park, Franklin Park, Maywood, Melrose Park, Northlake, and Schiller Park to obtain a Coalition Brownfields Assessment Grant of \$600,000. The MWRD believes the goals of this project, which include removing barriers to development and job creation, cleaning up contaminants in the DesPlaines River Watershed that could threaten human health and impair water quality, and presenting opportunities to implement green infrastructure for stormwater management in site reuse, will have far reaching positive impacts on the community.

The MWRD is committed to helping this project move forward and will actively participate in the planning process by serving on a committee, attending public meetings and site tours, and assisting in site planning sessions. Our technical expertise regarding stormwater management issues meshes well with this effort and we are happy to offer our assistance. The MWRD will promote this project on its website by placing links to public meeting notices and at quarterly Watershed Planning Council meetings held in this region.

The MWRD applauds this effort and looks forward to participating in the planning process. It is estimated that 75 hours at an approximate value of \$11,250 will be committed towards this project by the MWRD over the 36-month project period.

Please contact Mr. John Murray at (312) 751-7918 if you require further information.

Very truly yours,

David St. Pierre /coc

David St. Pierre

CO'C:WSS:JPM



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Robert Steele
Larry Suffredin
Jeffrey R. Tobolski

December 30, 2013

Deborah Stone, Director

Cook County Department of Environmental Control
69 W. Washington, Suite 1900
Chicago, IL 60602

Dear Director Stone:

The Forest Preserves of Cook County is pleased to provide this statement of support for the application that is being submitted by Cook County's Department of Environmental Control for a **Coalition Brownfields Assessment Grant** of \$600,000.

The Forest Preserves' back the proposal to work with municipal governments and community organizations to create reuse plans for several brownfield sites in the DesPlaines River watershed. Prioritizing sites based on health risks to communities, threats to water quality and potential for sustainable economic growth and job creation is commendable.

The Forest Preserves Cook County protects and manages nearly 69,000 acres of public openspace. Our lands provide a much needed refuge for wild plants and animals, and countless outdoor recreation and environmental education opportunities for the millions of Cook County residents.

The project sites included in the grant proposal are industrial zoned lands in communities that border the Forest Preserves along the DesPlaines River. The strategy to include best stormwater management practices in the remediation and reuse of these brownfield sites will have several benefits including: flood prevention; reduction of soil erosion and run-off into the river; improved outdoor recreation opportunities; and conservation of plants and wildlife. Your efforts will help protect the environmental quality and enjoyable public use of Forest Preserves.

The Forest Preserves' is committed to helping this project move forward, and will provide advice and participate in the planning process. A Forest Preserve representative will serve on the committee, attend public meetings and site tours, and participate in site planning sessions for sites that impact our properties. We also can help with community outreach through our website, and depending upon the size of the group, provide a meeting space if needed. It is estimated that 250 hours at an approximate value of \$2,500 will be committed over the 36 month project period.



**TONI PRECKWINKLE,
PRESIDENT**

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Timothy O. Schneider
Peter N. Silvestri
Deborah Sims
Robert Steele
Larry Suffredin
Jeffrey R. Tobolski

Again, the Forest Preserves of Cook County confirms its support for Cook County's Brownfield Assessment Grant proposal and would like to thank the Environmental Protection Agency for its consideration of this important project.

Sincerely,

Arnold Randall
General Superintendent

January 2, 2014

Deborah Stone, Director
Cook County Dept. of Environmental Control
69 W. Washington, Suite 1900
Chicago, IL 60602

Dear Director Stone:

OAI Inc. strongly supports the application from Cook County and the Coalition of Bellwood, Forest Park, Franklin Park, Maywood, Melrose Park, Northlake and Schiller Park for a Coalition Brownfields Assessment Grant of \$600,000.

OAI, Inc. is a 37-year-old workforce training and development agency based in Chicago, with a satellite office in Harvey, IL. OAI's goal is to empower and enhance the capacity of underserved individuals and their communities by applying innovative practices and paradigms that contribute significantly to social-environmental equity, equal access to educational and employment opportunities, and to economic self-sufficiency. OAI's programs and services connect underserved people with rewarding environmental and remediation careers and self-sufficiency through community outreach, training, job placement, and post-job-placement support services and follow-up.

OAI has extensive experience since 1995 with providing environmental and remediation workforce training to underserved populations. During the past 9 years alone, OAI has been awarded and has managed \$20,201,439 in environmental, brownfields, and related environmental job training grants from federal agencies, including \$1,849,047 in USEPA *Environmental Workforce Development and Job Training Grants*. OAI was awarded another such EPA grant in the amount of \$196,294 in September 2013 to continue its Chicago environmental workforce training for the coming two years, bringing OAI's total USEPA job training grants to \$2,045,341.

OAI has been successful in placing its environmental and remediation workforce trainees in training-related jobs, including placing 330 of 396 individuals (83%) trained through USEPA job training grants during the past 9 years. While most of our placements are labor positions in environmental remediation or related industries such as deconstruction, over the past four years, we have placed a number of trainees from our various environmental training programs in either hazmat or environmental technician positions with companies that have environmental and engineering components, such as Sealaska Constructors, LLC; Kinsale Contracting Group; EMR, Inc.; and Aramark Solutions.

Because of our long and successful history with environmental and remediation training for underserved populations, OAI is enthusiastic about partnering in this project and working closely with the Coalition. OAI can assist the coalition in the following areas:

- Community outreach, recruitment, and screening.
- Job skills training in environmental assessment, remediation, site cleanup, and/or site redevelopment customized to the Coalition's needs.
- Job preparedness training, including resume development, interviewing, researching available positions, applying on-line, etc.
- Job placement support services for trainees.
- Connecting the coalition with other job training providers as needed.

The redevelopment of brownfields in the coalition communities is critically important because environmental degradation has had a deleterious effect on many Cook County communities, as has been documented in a February 2013 USEPA report entitled *Creating Equitable, Healthy, and Sustainable Communities: Strategies for Advancing Smart Growth, Environmental Justice, and Equitable Development*. Responsible redevelopment of brownfields can transform environmentally-impaired property into productive assets and bring about improved public health, a cleaner environment, economic growth, increased local employment opportunities, revitalized neighborhoods, increased local tax revenues, and reduced public service demands. Because we believe all of these results will be realized, we urge the awarding of the requested Brownfields Assessment Grant.

Sincerely,



J. William McVey
Senior Director

December 27, 2013

Deborah Stone, Director
Cook County Dept. of Environmental Control
69 W. Washington, Suite 1900
Chicago, IL 60602

Dear Director Stone:

Debbie

Faith In Place strongly supports the application from Cook County and the Coalition of Bellwood, Forest Park, Franklin Park, Maywood, Melrose Park, Northlake and Schiller Park for a Coalition Brownfields Assessment Grant of \$600,000.

Faith in Place works with religious congregations of all denominations that wish to steward our environment. We specifically do outreach to underserved communities. It is our strong opinion that the redevelopment of brownfields would create environmental, physical, and spiritual improvements for the children and adults in the area concerned. We are very supportive of this work.

Faith in Place is committed to helping this project move forward. We would be delighted to support and help with community outreach efforts, as we work in these communities on religious and environmental concerns. We would be willing to help find locations for community meetings, especially.

The redevelopment of brownfields in the coalition communities is critically important to the well-being of communities. It is also an important environmental justice issue which needs to be addressed.

I urge you to approve this application.

Thank you



Henrietta Saunders
Executive Director





December 27, 2013

Deborah Stone, Director
Cook County Dept. of Environmental Control
69 W. Washington, Suite 1900
Chicago, IL 60602

Dear Director Stone:

OBI Deconstruction strongly supports the application from Cook County and the Coalition of Bellwood, Forest Park, Franklin Park, Maywood, Melrose Park, Northlake and Schiller Park for a Coalition Brownfields Assessment Grant of \$600,000.

OBI Deconstruction is a leading deconstruction contractor in the Chicagoland area. We have over 30 years of experience. Deconstruction is a greener and often less expensive option than demolition.

In the past year OBI has worked to develop ReUse of construction and demolition debris in and around the communities applying for this grant. In September of this year we assisted in launching a new retail location for used building materials; ReUse Depot, located in Bellwood, IL. To date, this company has created several jobs and has assisted homeowners in the area by providing them access to quality building materials at affordable prices. The community has shown great support for the store and we are pleased to hear customer positive feedback from customers. This positive reaction has given us reason to expand our reach. ReUse Depot currently has plans to move to a larger facility in Maywood while expanding opportunities to provide building materials and job training. ReUse Depot stands poised to work with the communities of the coalition to assist in dealing with the areas brownfields.

OBI Deconstruction and its partners are committed to helping this project move forward and we'd like to make ourselves available to you in the following ways:

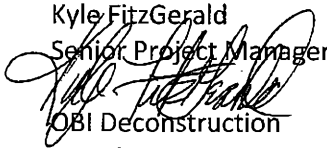
- We can place a link with information about the project on our website or in our newsletter.
- Job training, placement. Our organization can provide job training for deconstruction jobs associated with cleanup of the sites.
- OBI Deconstruction can provide assistance in development of plans to deal with cleanup of sites as well as deconstruction of buildings.

The redevelopment of brownfields in the coalition communities is critically important because many times these sites contain hazards that affect community safety while also creating roadblocks to community development. Vacant and abandoned buildings can pose serious safety hazards and should be

stabilized or removed. By implementing deconstruction on these projects communities will benefit from creation of jobs, diversion of valuable building materials from landfills, and providing access to Reusable materials in the community.

Sincerely,

Kyle Fitzgerald
Senior Project Manager



OBI Deconstruction
8 Timber Lane
Northbrook, IL 60062

Phone: (563) 542-6867

Fax: (847) 480-9619

Kyle@OBIdeconstruction.com

OBIDECONSTRUCTION.COM

January 2, 2014

Deborah Stone, Director
Cook County Dept. of Environmental Control
69 W. Washington, Suite 1900
Chicago, IL 60602

Center for Hazardous
Substance Research
College of Engineering
104 Ward Hall
Manhattan, KS 66506-2502
785-532-6519
Fax: 785-532-5985

Subject: Letter of Support from Technical Assistance to Brownfields (TAB)
Program/Delta Institute
EPA Hazardous Substance and Petroleum Brownfield Grant Application

Dear Ms. Stone,

The TAB program is pleased to provide this letter documenting our partnership with the Coalition led by the Cook County Department of Environmental Control and comprised of the municipalities of Bellwood, Forest Park, Franklin Park, Maywood, Melrose Park, Northlake and Schiller Park in support of the Coalition's Brownfields Assessment Grant application of \$600,000 to the EPA. Last October, the TAB Program at Kansas State University conducted a brownfields workshop for the Cook County Department of Environmental Control at Triton College in River Grove, IL with the West Central Municipal Conference, Illinois EPA, the Illinois Department of Transportation, citizens and other stakeholders throughout the County. This letter outlines the follow on activities under development to further the Coalition's brownfields redevelopment efforts.

TAB will work with the Coalition to coordinate an educational workshop about sustainable or "green" brownfield redevelopment strategies. Delta Institute, as a TAB partner, has committed to present on the subject. Delta Institute was founded in 1998 as a data-driven organization that works with a wide range of client partners in the Great Lakes region to create and implement innovative, market-driven solutions that build environmental resilience, economic vitality and healthy communities. Work in the planning and facilitation for productive reuse of brownfield sites in the Midwest has been core to Delta Institute's work from its inception. Delta's efforts with brownfields have produced economic development strategies that include brownfield assessment, clean-up and redevelopment, lead abatement, market analyses, feasibility studies, business plans and start-up assistance for emerging green businesses.

The workshop will highlight the benefits and market drivers of green brownfield redevelopment strategies such as phytoremediation, tree farms, urban agriculture, and green storm water management. Assessing markets and local partnerships, the importance of community involvement, business needs and planning, and how to acquire financial resources will be stressed. We will follow the model used for previous workshops hosted by TAB and other non-profit entities with which TAB has partnered. This model has garnered good attendance and generated widespread interest among local lending institutions, developers, real estate investors, planning committees, residents, and city officials. TAB will also provide follow-on technical

assistance such as review of technical environmental reports and redevelopment planning charettes for individual sites or stakeholders, in coordination with Cook County DEC and other coalition members.

Based on the last four years of partnering with other entities, we anticipate that the workshop and additional technical support will constitute approximately \$5,000 of leveraged effort and that TAB will expend up to approximately \$5,000 per year on technical assistance for the Coalition overall.

We wish you luck on your proposal and with your Brownfields Redevelopment efforts in general. Please direct any questions about this letter to Margaret Renas (Delta Institute) at 312-554-0900 x13 or myself at 785-532-0780.

Sincerely,

A handwritten signature in black ink, reading "Blase A. Leven". The signature is written in a cursive, flowing style.

Blase A. Leven
TAB Program Coordinator



Office of the
President

January 13, 2014

Deborah Stone, Director
Cook County Dept. of Environmental Control
69 W. Washington, Suite 1900
Chicago, IL 60602

Dear Director Stone:

Triton College, one of the nation's premier two-year institutions of higher education and serving the near Western suburbs of Chicago, strongly supports the application from Cook County and the Coalition of Bellwood, Forest Park, Franklin Park, Maywood, Melrose Park, Northlake and Schiller Park for a Coalition Brownfields Assessment Grant of \$600,000. This project aims to improve the livability of communities within our district. By removing barriers to development, creating jobs near existing housing and transportation, reducing toxic pollutants from old industrial sites, and providing the opportunity to obtain training and industry-recognized certification, this funding will provide a basis to improve unusable sites as well as improve lives and livelihoods.

Triton College embraces the educational, training, and personal development needs of the diverse communities we serve through innovation in our programs and approach to learning. We provide credit and non-credit education leading to degrees and industry-recognized certificates and can play a significant role to support the training and development of individuals employed to assess, clean-up and restore brownfield sites. Our Associate's Degrees in Sustainable Urban Agriculture and Sustainable Landscape Practices demonstrates only two of our educational programs that would have direct relevance to support a Brownfield project through education and training. Our students are also able to obtain a certificate in Environmental Science, which encompasses field-work experience relevant to Brownfield assessment and restoration.

Triton College hosted a community workshop in October 2013, sponsored by Cook County, the West Central Municipal Association, and several other entities, to educate local leaders and community members on what brownfields are and what federal, state and local resources are in place to address them. As an example of our continuing commitment to sustainability the College has hosted several community-wide recycling events, is a member of Chicago Network of Sustainability in Higher Education, and participates as a full member of the Oak Park and River Forest (OPRF) Sustainability Committee.

Triton College is committed to helping this project move forward:

- **Community outreach.** Assist to distribute information about the project, notices of public meetings, etc. to residents, organizations, and students.
- **Host public meetings.** Based on space availability and academic schedule.
- **Job training, placement.** As a training provider through the Workforce Investment Act (WIA) and a training partner to the Chicago-Cook Workforce Partnership Local Workforce Investment Board, we will work in a coordinated manner to ensure eligible WIA participants have the opportunity to participate in any training and job placement that may result from the Brownfields Assessment project.

I look forward to working with you on this important project for our communities.

Sincerely,

A handwritten signature in cursive script that reads 'Patricia Granados'.

Patricia Granados, Ed. D.
President, Triton College



January 21, 2014

Deborah Stone, Director
Cook County Dept. of Environmental Control
69 W. Washington, Suite 1900
Chicago, IL 60602

Dear Director Stone:

I am writing on behalf of the Center for Neighborhood Technology in support of the application from Cook County and the Coalition of Bellwood, Forest Park, Franklin Park, Maywood, Melrose Park, Northlake and Schiller Park for a USEPA Coalition Brownfields Assessment Grant of \$600,000.

The Center for Neighborhood Technology (CNT) is an award-winning innovations laboratory for urban sustainability. CNT works across disciplines and issues, including transportation and community development, energy, water, and climate change. As Director of CNT, I sit on Cook County's Sustainability Advisory Council. We have worked together in the past to advance strong transit for the Chicago metro region

As the author of *Prospering in Place: Linking Jobs, Development and Transit to Spur Chicago's Economy*, CNT is committed to helping this project, which will strengthen infill development in the transit-and rail-rich Western suburbs, move forward. In particular, we will assist with outreach by helping to disseminate information on the project, and by lending our expertise in Transit Oriented Development.

The redevelopment of brownfields in the coalition communities is critically important because location matters. Our legacy development patterns with its respectful use of scarce land and energy, its appreciation for interaction and community, and a high esteem for the public transit system that served it so well, can be strengthened and revitalized by making these brownfield sites workable and livable again.

Sincerely,

A handwritten signature in blue ink, which appears to read 'Kathryn Tholin', is positioned below the word 'Sincerely,'.

Kathryn Tholin
CEO

Attachment E

Letters of Commitment from Coalition
Members



FROM THE OFFICE OF **MAYOR** Frank A. Pasquale

MAYOR

Frank A. Pasquale

VILLAGE CLERK

Lena M. Moreland

January 17, 2014

TRUSTEES

Michael J. Ciavattone

Annie N. Delgado

Edward S. Lezza, Jr.

Dr. Phylistine Murphy

Ronald Nightengale

M.C. Robinson

Ms. Deborah Stone, Director
Cook County Dept. of Environmental Control
69 W. Washington, Suite 1900
Chicago, Illinois 60602-4052

RE: Cook County Brownfield Coalition

Dear Ms. Stone:

Please be advised that the Village of Bellwood in partnership with Bellwood, Forest Park, Franklin Park, Maywood, Melrose Park, Northlake, and Schiller Park will join as a Coalition member in an application for a Coalition Brownfields Assessment Grant of \$600,000 which is being submitted on behalf of the Cook County Department of Environmental Control.

Since Bellwood's letter of support dated November 17, 2011, the Village has completed its first comprehensive plan. Using this plan as a guide will undoubtedly assist in the economic growth and stability of our community as we pursue various development opportunities within the village.

Although the Village is committed to economic growth, potential projects could be delayed due to environmental remediation; clean-up cost and limited funding of possible development sites. Resultantly, Bellwood welcomes any additional assistance Cook County could provide to assist our community.

If you have any questions, feel free to contact me.

Very truly yours,

Frank A. Pasquale
Frank A. Pasquale, Mayor
Village of Bellwood



BIG CITY ACCESS

SMALL TOWN CHARM
www.forestpark.net

Anthony T. Calderone

January 17, 2014

Deborah Stone, Director
Cook County Dept. of Environmental Control
69 W. Washington, Suite 1900
Chicago, IL 60602

Dear Director Stone:

Pursuant to discussions with Bryant Williams, Manager of Engineering Services with the Cook County Department of Environmental Control, the Village of Forest Park respectfully requests to be added as a coalition member with the communities of Bellwood, Franklin Park, Maywood, Melrose Park, Northlake and Schiller Park in an application for a Coalition Brownfields Assessment Grant.

The Brownfield Assessment Grant would benefit Forest Park because the Village owns property that is currently being evaluated as part of a comprehensive plan update as to how it would best be utilized to benefit our residents. Also, through our permitting process, the Village works with other property owners, some of whom are faced with environmental issues on their properties who could benefit from this grant.

Please include Forest Park in the coalition and list me as the primary contact. My direct line is 708-615-6200 with an email address of mayor@forestpark.net. Thank you in advance.

Respectfully

Anthony T. Calderone,
Mayor

ATC/sac



Village of Franklin Park
9500 Belmont Ave.
Franklin Park, IL 60131
847-671-4800

January 10, 2014

Deborah Stone, Director
Cook County Dept. of Environmental Control
69 W. Washington, Suite 1900
Chicago, IL 60602

Dear Director Stone:

The Village of Franklin Park is excited to be a Coalition member in an application for a Coalition Brownfields Assessment Grant of \$600,000. This particular Coalition includes Bellwood, Forest Park, Franklin Park, Maywood, Melrose Park, Northlake and Schiller Park and the Cook County Department of Environmental Control. Our representative who will participate in Coalition activities is Mr. John P. Schneider, Director of Community Development and Zoning.

The benefits of Brownfield assessment in my community will help initiate redevelopment projects that could bring in hundreds of jobs, enhance the livability of Franklin Park residents and lead to newer investments for an economically sustainable community.

The Village of Franklin Park is committed to undertaking this project. We commit to contributing by at least:

- Helping to identify and prioritize eligible sites or providing access to sites.
- Being involved in redevelopment plans for any sites within our community.
- Provide staff time to assisting with carrying out any Brownfield related activity.
- Act as a liaison for obtaining community input.
- Host public meetings.

Sincerely,

Barrett Pedersen
Village President
Village of Franklin Park

Village of



MAYWOOD

40 MADISON STREET • MAYWOOD, ILLINOIS 60153 • (708) 450-4405

January 10, 2013

Deborah Stone, Director
Cook County Dept. of Environmental Control
69 W. Washington, Suite 1900
Chicago, IL 60602

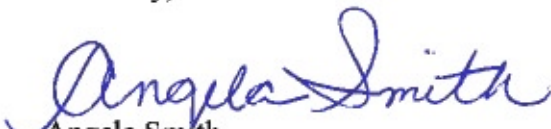
Dear Director Stone:

The Village of Maywood is proud to be a Coalition member in an application for a Coalition Brownfields Assessment Grant of \$600,000. The Coalition includes Bellwood, Forest Park, Franklin Park, Maywood, Melrose Park, Northlake and Schiller Park and the Cook County Department of Environmental Control. Our representative who will participate in Coalition activities is Angela Smith, Coordinator of Business Development.

The Village of Maywood is an example of an aging community that could really benefit from the participation in the US EPA Brownfield's assessment program. The Village has numerous sites that currently sit vacant with no development prospects because they are potentially environmentally challenged. Redevelopment of these sites would not only promote economic development opportunities and tax revenues to the community; but also rid the neighborhoods of blighted vacant lots and assist the community in a vision for redevelopment of their neighborhoods and business districts.

It is with great commitment and support that the Village of Maywood participates and works hand and hand with our Cook County partner to identify sites, develop plans for redevelopment, promote public awareness and host public meetings to keep the community informed of our efforts. Once again it is with great pleasure that we submit this letter supporting our partner as we are all one when combating environmentally challenged properties.

Sincerely,


Angela Smith
Coordinator of Business Development

Ronald M. Serpico
MAYOR

Mary Ann Paolantonio
CLERK



Village of Melrose Park



- TRUSTEES -

Anthony N. Abruzzo
Arturo J. Mota

Jaime Anguiano
Anthony J. Prignano

Cathy Cossident-Italia
Mary Ramirez-Taconi

January 14, 2014

Deborah Stone, Director
Cook County Department Environmental Control
69 W. Washington, Suite 1900
Chicago, Illinois 60602

Dear Ms. Stone,

The Village of Melrose Park is honored to be a Coalition member in an application for a Coalition Brownfields Assessment Grant of \$600,000. The Coalition includes Melrose Park, Forest Park, Maywood, Bellwood, Franklin Park, Northlake, Schiller Park, and the Cook County Department of Environmental Control. Our representative who will participate in coalition activities is Ralph Sorce our Building Commissioner.

The Village of Melrose Park can really benefit from this funding to remediate any contamination hazard that poses a threat to public health. It will also benefit the building department personnel in gaining experience with working within this coalition.

The Village of Melrose Park is committed to undertaking this project. Currently we are trying to determine which locations could benefit most from the funds that will be allocated. A list of properties will be prepared at a later date once our research data is collected. Commissioner Sorce will be involved with any future developments of these sites.

The Village of Melrose Park will reach out to our community through internet, local news paper, and public meetings.

Ronald M. Serpico
Mayor Village of Melrose Park



CITY OF NORTHLAKE
OFFICE OF THE MAYOR
NORTHLAKE, 60164

JEFFREY T. SHERWIN
MAYOR

January 2, 2014

Deborah Stone, Director
Cook County Dept. of Environmental Control
69 W. Washington, Suite 1900
Chicago, IL 60602

Dear Director Stone:

The City of Northlake is delighted to be a Coalition member in an application for a Coalition Brownfields Assessment Grant of \$600,000. The Coalition includes Bellwood, Forest Park, Franklin Park, Maywood, Melrose Park, Northlake and Schiller Park and the Cook County Department of Environmental Control. Our representative who will participate in Coalition activities is Jeffrey T. Sherwin.

If we find brownfields in our community, we would like to see these redeveloped for commercial or industrial purposes. We are not aware of any specific brownfields except the old dry cleaner's site on Wolf Road which has been remediated. This parcel still awaits redevelopment.

The City of Northlake is committed to undertaking this project. We commit to contributing by at least:

- Helping to identify and prioritize eligible sites or providing access to sites.
- Being involved in redevelopment plans for any sites within our community.
- Hosting public meetings.

Yours truly,

Jeffrey T. Sherwin
Mayor



SMALL TOWN FEEL WITH A WORLD AT ITS TOUCH

January 16, 2014

4501 NORTH 25TH AVENUE
SCHILLER PARK, ILLINOIS 60176-1455
TELEPHONE 847 671-8555
FAX 847 671-9783

Deborah Stone
Cook County Department of Environmental Control
69W. Washington Suite 1900
Chicago, IL 60602

Ms. Stone,

Please accept the Village of Schiller Park's request for participation in the USEPA Brownfield Assessment Grant as a cooperative activity with Cook County Government to promote economic development. The Village requests assistance in funding for environmental assessment and to provide economic development support to bring the projects to completion. Limited financial and staff resources have hindered the Village's ability to fulfill the completion of a number of positive development activities that would promote job growth and provide the Village with new commercial entities. The detail of the proposed site location and economic development activity is detailed below:

Site Specific Economic Development plan:

1. 9415 Byron, former satellite facility, 3.5 acres
2. 9526 Irving Park Rd, Public works soil contaminated by adjoining rail yard, Village owned
3. Northwest corner of Denley Avenue and Panoramic Drive, privately owned, former construction debris land fill, 22 acres
4. 9330 Byron, former machine shop and school bus facility, privately owned, 40,000 sq. ft. building on 2.25 acres
5. 9355 Bernice, former metal fabrication facility, privately owned, 12,000 sq. ft on 1.5 acres

Community Wide Economic Plan:

1. Schiller Park Station Area Plan 2007
2. Interim Comprehensive Plan 1997
3. 2010 Zoning Ordinance, Map & Sign Code

Recent plant closings:

1. Canadian Pacific Rail Yard-closed October 2012, 10 acre facility, 150 lost jobs

Leverage funds:

The Village has successfully completed remediation projects under the LUST program and annual CDBG-funded projects. In addition, the Village maintains a discretionary Open Space Fund.

Thank you for the opportunity to collaborate with Cook County Government for the USEPA Brownfield Assessment Grant Program. We look forward to hearing from you. Please contact me with any questions at 847-671-8558

Sincerely,

John R. Zalud
Community Development Director

Areas Affected by Project

Village of Bellwood, Illinois

Village of Forest Park, Illinois

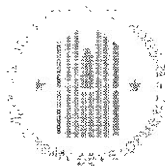
Village of Franklin Park, Illinois

Village of Maywood, Illinois

Village of Melrose Park, Illinois

City of Northlake, Illinois

Village of Schiller Park, Illinois



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Office of Sustainable Housing and Communities
WASHINGTON, DC 20410-0050

February 8, 2012

Mr. Tom Barwin
The Village of Oak Park, IL
123 Madison Street
Oak Park, IL 60302-4272

Reference: Ratified Cooperative Agreement number CCPIL0052-11

Dear Mr. Barwin:

Enclosed is the ratified grant agreement of your Community Challenge Planning Grant. Your period of performance begins on February 1, 2012 and ends on January 31, 2015. Please keep in mind that the first deliverables are due 60 days following the effective date of the award, or April 1, 2012. If there are any questions or concerns, please contact your Government Technical Representative, Stephen A. Cerny, at 202-402-5097 or by email at Stephen.A.Cerny@hud.gov.

Thank you for your continued cooperation and we look forward working with you implementing a successful program.

Sincerely,

Zuleika K. Morales-Romero
Grants and Budget Division Director

cc: Stephen A. Cerny
Tammie Grossman, Housing Programs Manager

Assistance Award/Amendment

U.S. Department of Housing and
Urban Development
Office of Administration

1. Assistance Instrument <input checked="" type="checkbox"/> Cooperative Agreement <input type="checkbox"/> Grant		2. Type of Action <input checked="" type="checkbox"/> Award <input type="checkbox"/> Amendment	
3. Instrument Number CCPIL0052-11	4. Amendment Number 1	5. Effective Date of this Action	6. Control Number
7. Name and Address of Recipient The Village of Oak Park, IL 123 Madison Street Oak Park, IL: Illinois 60302-4272 Phone: 708-358-5411 Fax: 708-358-5114		8. HUD Administering Office HUD, Office of Sustainable Housing and Communities 451 Seventh Street, S.W., Room 10180 Washington, DC 20410	
10. Recipient Project Manager Tammie Grossman, Housing Programs Manager		8a. Name of Administrator J. Malcom Smith	8b. Telephone Number 202-402-6472
11. Assistance Arrangement <input checked="" type="checkbox"/> Cost Reimbursement <input type="checkbox"/> Cost Sharing <input type="checkbox"/> Fixed Price		9. HUD Government Technical Representative Stephen A. Cerny, Stephen.A.Cerny@hud.gov	
12. Payment Method <input type="checkbox"/> Treasury Check Reimbursement <input type="checkbox"/> Advance Check <input checked="" type="checkbox"/> Automated Clearinghouse		13. HUD Payment Office CFO Accounting Center Administrative Accounting Division, 6AFF, P.O. Box 901013, Fort Worth, TX 76101	
14. Assistance Amount Previous HUD Amount \$0.00 HUD Amount this action \$2,916,272.00 Total HUD Amount \$2,916,272.00 Recipient Amount \$5,752,825.00 Total Instrument Amount \$8,669,097.00		15. HUD Accounting and Appropriation Data 15a. Appropriation Number 861/30162 15b. Reservation number CCPIL0052-11 Amount Previously Obligated \$0.00 Obligation by this action \$2,916,272.00 Total Obligation \$2,916,272.00	

16. Description

Employer Identification Number: 36-6006027

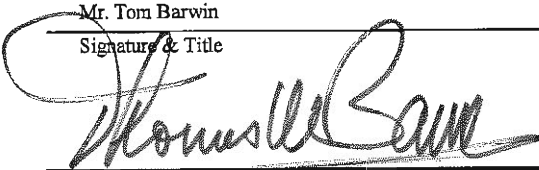

Program Code: CCP

This instrument (the HUD-1044, HUD-1044 Continuation Sheet) sets forth a legally binding agreement between the parties as to all amounts, deliverables, tasks, period of performance, terms and conditions, here within, whether implicitly stated or referenced. The Recipient certifies that all administrative and financial provisions of this instrument are in and will continue to be in compliance for the duration of the period of performance. All covenants, referenced or stated, are agreed to by the recipient upon signing this instrument.

This grant instrument consists of the following, some of which are incorporated by reference:

1. HUD-1044 and HUD-1044 Continuation Sheet(s)
2. Grant Agreement Terms and Conditions
3. HUD 424-CBW, Total Budget Summary
4. Grant Deliverables (See HUD 1044 Continuation Sheet)
5. Work Plan/Logic Model (Tasks within Work Plan are considered deliverables)
6. OMB Circulars A-87, A-133 and A-102, which is incorporated in 24 CFR Part 85
7. Office of Sustainable Housing and Communities (OSHC) Program Policy Guidance.
8. Notice of Funding Availability (FR-5500-N-33)

Period of Performance is 36 months from February 1, 2012 to January 31, 2015.

17. <input checked="" type="checkbox"/> Recipient is required to sign and return three (3) copies of this document to the HUD Administering Office		18. <input type="checkbox"/> Recipient is not required to sign this document.	
19. Recipient (By Name) Mr. Tom Barwin		20. HUD (By Name) J. Malcom Smith	
Signature & Title 	Date (mm/dd/yyyy) 1-30-2012	Signature & Title 	Date (mm/dd/yyyy) 02/08/2012

REVIEWED AND APPROVED
AS TO FORM

form HUD-1044 (8/90)
ref. Handbook 2210.17

JAN 30 2012

LAW DEPARTMENT

HUD CONTINUATION SHEET

Instrument No: CCPIL0052-11

1. BUDGET

	HUD Amount	Match /Leverage Amount	Total
Direct Labor	\$0.00	\$55,518.00	\$55,518.00
Fringe Benefits	\$0.00	\$19,985.00	\$19,985.00
Travel	\$7,389.00	\$0.00	\$7,389.00
Equipment	\$0.00	\$0.00	\$0.00
Supplies/Materials	\$0.00	\$0.00	\$0.00
Consultants	\$0.00	\$0.00	\$0.00
Contracts	\$2,908,883.00	\$5,677,322.00	\$8,586,205.00
Construction	\$0.00	\$0.00	\$0.00
Other Direct Cost	\$0.00	\$0.00	\$0.00
Indirect Cost	\$0.00	\$0.00	\$0.00
Total	\$2,916,272.00	\$5,752,825.00	\$8,669,097.00

If the grantee's match/leverage contribution is less than **\$5,752,825.00** the Government reserves the right to negotiate new line items and/or amounts to satisfy the grantee's requirement or to reduce the Government's share proportionally. The grantee shall notify HUD at any time it believes it will not meet its match requirement. In addition, the grantee shall obtain HUD approval regarding any changes concerning the intended use of matching funds. If the grantee exceeds the dollar amount shown above, there will be no impact on the Federal share.

2. AMOUNT OF COST SHARE

The estimated cost for the performance of this grant is **\$8,669,097.00**. HUD shall not be obligated to reimburse the Village of Oak Park in excess of **\$2,916,272.00**. The Grantee agrees to bear without reimbursement from HUD **\$5,752,825.00** of the total costs. However, in the event that the Grantee incurs cost in excess of the total estimated project cost of **\$8,669,097.00**; all such excess costs shall be borne entirely by the Grantee.

3. KEY PERSONNEL

The personnel specified below are considered to be essential to the work being performed hereunder:

Name	Title	% of time on the grant
Tammie Grossman	Housing Programs Manager	10%
Craig Lesner	Chief Finance Officer	1%
Rob Cole	Assistant Village Manager	1%

4. SUBSTANTIAL INVOLVEMENT

HUD's Office of Sustainable Housing and Communities will work in partnership with its grantees to advance the program objectives of the grant program. The Cooperative Agreement allows for substantial involvement of HUD staff to enhance the performance of the grantee in the completion of their deliverables.

Anticipated substantial involvement by HUD staff may include, but will not be limited to:

Studies and Reports

- Review potential amendment recommendations to the study design and/or Workplan.
- Review and provide recommendations in response to semi-annual progress reports (e.g., amendments to study design based on preliminary results).
- Review and provide recommendations on the final report/study, including final interpretation of study results.

HUD CONTINUATION SHEET

Instrument No: CCPIL0052-11

Approvals and Reviews

- Authority to halt activity if specifications or work statements are not met;
- Review and approval of one stage of work before another can begin;
- Review and approval of substantive provisions of proposed sub-grants or contracts beyond existing Federal policy;
- Approval of workplan adjustments based on changing conditions and needs documented in the cohort targeted for capacity building.
- Review and approval of key personnel

Participation and Monitoring

- Monitoring to permit specified kinds of direction or redirection of the work because of interrelationships with other projects;
- HUD and recipient collaboration or joint participation;
- Implementing HUD requirements which limit recipient discretion;
- Coordination of complementary activities from respective capacity building intermediaries, including determining if workplans require adjustments based on changing conditions;
- Where appropriate substantial, direct HUD operational involvement or participation during the assisted activity.

5. INDIRECT COSTS/PROVISIONAL RATE

N/A

6. AUDIT INFORMATION

The Village of Oak Park submitted an audit report conducted by the SIKICH, LLP for the year ending December 31, 2009. The audit report attests to Village of Oak Park practice of generally accepted accounting principles and compliance with laws and regulations relating to government auditing standards. The internal control structure has been reviewed in accordance with OMB Circular A-133 and found to be in compliance with requirements that are applicable to certain of its major federal programs.

7. REPORTS AND DELIVERABLES

List of Deliverables:

1. Final Workplan and Logic Model: 60 calendar days
2. Updated comprehensive plan that incorporates the Collaborative's transit-oriented and affordable housing development analyses for the following communities: Oak Park, Forest Park, Bellwood and Maywood
3. Create an acquisition and predevelopment fund to support affordable housing.

Reports:

4. Bi-Annual Reporting.
5. Additional Reporting Requirements: Additional reporting requirements as outlined in the NOFA (FR-5500-N-33), FY11 HUD General Section (FR-5500-N-01) and 2 CFR 85.40.

8. SPECIAL CONDITIONS

N/A

Other Factors Checklist

Other Factors Checklist

Name of Applicant: Cook County Department of Environmental Control

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	Other Factor	Page #
	Community population is 10,000 or less	
	Federally recognized Indian tribe	
	United States territory	
	Applicant will assist a Tribe or territory	
	Target brownfield sites are impacted by mine-scarred land	
	Targeted brownfield sites are contaminated with controlled substances	
X	Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress	V.B.1.a.iv – p. 3, V.B.1.c.i – p. 4
X	Project is primarily focusing on Phase II assessments	V.B.2.b.i – p. 6, 7, 8 V.B.2.b.ii – p. 8
X	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation	V.B.2.c – p. 9
X	Community experienced manufacturing plant closure(s) (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant closures due to bankruptcy or economic disruptions	V.B.1.c.i – p. 4
X	Recent (2008 or later) significant economic disruption (unrelated to a natural disaster or manufacturing/auto plant closure) has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	V.B.1.c.i – p. 4
X	Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the project area, and can demonstrate that funding from a PSC grant has or will benefit the project area. To be considered, applicant must attach documentation which demonstrates this connection to a HUD-DOT-EPA PSC grant.	V.B.2.c – p. 9
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant	
X	Community is implementing green remediation plans.	V.B.2.b.i – p. 8, V.B.4.B – p. 13
X	Climate Change	V.B.4.b – p. 13

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

01/22/2014

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: Cook County Department of Environmental Control

* b. Employer/Taxpayer Identification Number (EIN/TIN):

36-6006541

* c. Organizational DUNS:

1227029420000

d. Address:

* Street1: 69 West Washington St. Ste. 1900

Street2:

* City: Chicago

County/Parish:

* State:

IL: Illinois

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code: 60602-4052

e. Organizational Unit:

Department Name:

Cook County Dept. Env. Control

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

Kevin

Middle Name:

* Last Name:

Schnoes

Suffix:

Title: Deputy Director, Dept of Environmental Control

Organizational Affiliation:

Cook County Department of Environmental Control

* Telephone Number: 312-603-8214

Fax Number: 312-603-9828

* Email: kevin.schnoes@cookcountyil.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OSWER-OBLR-13-05

* Title:

FY14 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

NONE

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Areas Affected by Project.pdf

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Cook County And West Suburban Coalition Assessment

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

IL-7

* b. Program/Project

4, 5, 7

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

10/01/2014

* b. End Date:

09/30/2017

18. Estimated Funding (\$):

* a. Federal	600,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	600,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

Mrs.

* First Name:

Deborah

Middle Name:

* Last Name:

Stone

Suffix:

* Title:

Director & Chief Sustainability Officer

* Telephone Number:

312-603-8204

Fax Number:

312-603-9828

* Email:

deborah.stone@cookcountyil.gov

* Signature of Authorized Representative:

Ellen OConnor

* Date Signed:

01/22/2014

BUDGET INFORMATION - Non-Construction Programs

OMB Number: 4040-0006
Expiration Date: 06/30/2014

SECTION A - BUDGET SUMMARY

Grant Program Function or Activity (a)	Catalog of Federal Domestic Assistance Number (b)	Estimated Unobligated Funds		New or Revised Budget		
		Federal (c)	Non-Federal (d)	Federal (e)	Non-Federal (f)	Total (g)
1. Cook County and West Suburban Coalition Assessment	66.818	\$	\$	\$ 600,000.00	\$	\$ 600,000.00
2.						
3.						
4.						
5. Totals		\$	\$	\$ 600,000.00	\$	\$ 600,000.00

SECTION B - BUDGET CATEGORIES

6. Object Class Categories	GRANT PROGRAM, FUNCTION OR ACTIVITY				Total (5)
	(1)	(2)	(3)	(4)	
	Cook County and West Suburban Coalition Assessment				
a. Personnel	\$ 0.00	\$	\$	\$	\$
b. Fringe Benefits	0.00				
c. Travel	3,000.00				3,000.00
d. Equipment	0.00				
e. Supplies	5,000.00				5,000.00
f. Contractual	592,000.00				592,000.00
g. Construction	0.00				
h. Other	0.00				
i. Total Direct Charges (sum of 6a-6h)	600,000.00				\$ 600,000.00
j. Indirect Charges	0.00				\$
k. TOTALS (sum of 6i and 6j)	\$ 600,000.00	\$	\$	\$	\$ 600,000.00
7. Program Income	\$	\$	\$	\$	\$

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Standard Form 424A (Rev. 7- 97)
Prescribed by OMB (Circular A -102) Page 1A

SECTION C - NON-FEDERAL RESOURCES					
(a) Grant Program		(b) Applicant	(c) State	(d) Other Sources	(e)TOTALS
8.		\$	\$	\$	\$
9.					
10.					
11.					
12. TOTAL (sum of lines 8-11)		\$	\$	\$	\$

SECTION D - FORECASTED CASH NEEDS					
	Total for 1st Year	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
13. Federal	\$ 200,000.00	\$ 25,000.00	\$ 45,000.00	\$ 65,000.00	\$ 65,000.00
14. Non-Federal	\$				
15. TOTAL (sum of lines 13 and 14)	\$ 200,000.00	\$ 25,000.00	\$ 45,000.00	\$ 65,000.00	\$ 65,000.00

SECTION E - BUDGET ESTIMATES OF FEDERAL FUNDS NEEDED FOR BALANCE OF THE PROJECT					
(a) Grant Program		FUTURE FUNDING PERIODS (YEARS)			
		(b)First	(c) Second	(d) Third	(e) Fourth
16.	N/A	\$ 200,000.00	\$ 300,000.00	\$ 100,000.00	\$
17.					
18.					
19.					
20. TOTAL (sum of lines 16 - 19)		\$ 200,000.00	\$ 300,000.00	\$ 100,000.00	\$

SECTION F - OTHER BUDGET INFORMATION	
21. Direct Charges:	22. Indirect Charges:
23. Remarks:	